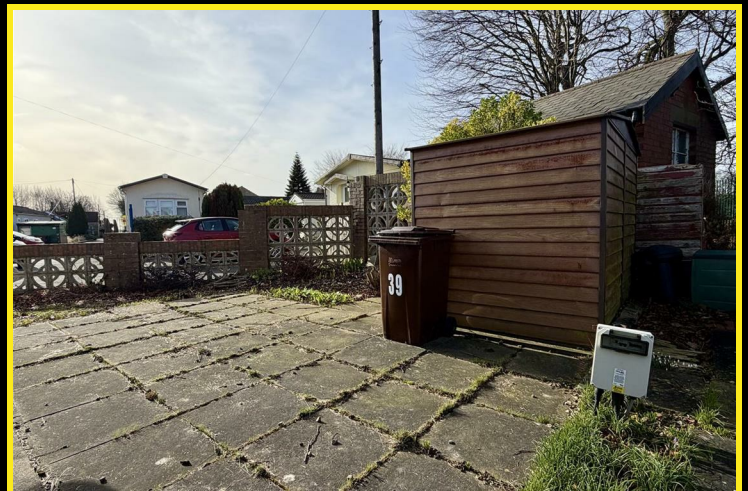


*Mike*  
**Dobson**



**39 Newfield Crescent, Cliff Top Park**  
Garforth, Leeds, LS25 2PA

**£75,000**

# 39 Newfield Crescent, Cliff Top Park

Being sold with no onward chain is a single fronted park home located on Cliff Top Park which is an extremely popular development for the over 50's. No pets allowed.

The accommodation briefly comprises entrance hall, kitchen, dining area, lounge, bedroom one, bedroom two, and bathroom/W.C.

In addition the property has PVCu double glazed windows and entrance doors, Calor gas fired central heating with combination boiler, pitched ceiling to the lounge and fitted wardrobes to both bedrooms.

Externally, the park home is situated on a corner plot and has gardens to three sides with lawn and a variety of plants and shrubs. There is a driveway which provides off road parking for one vehicle.

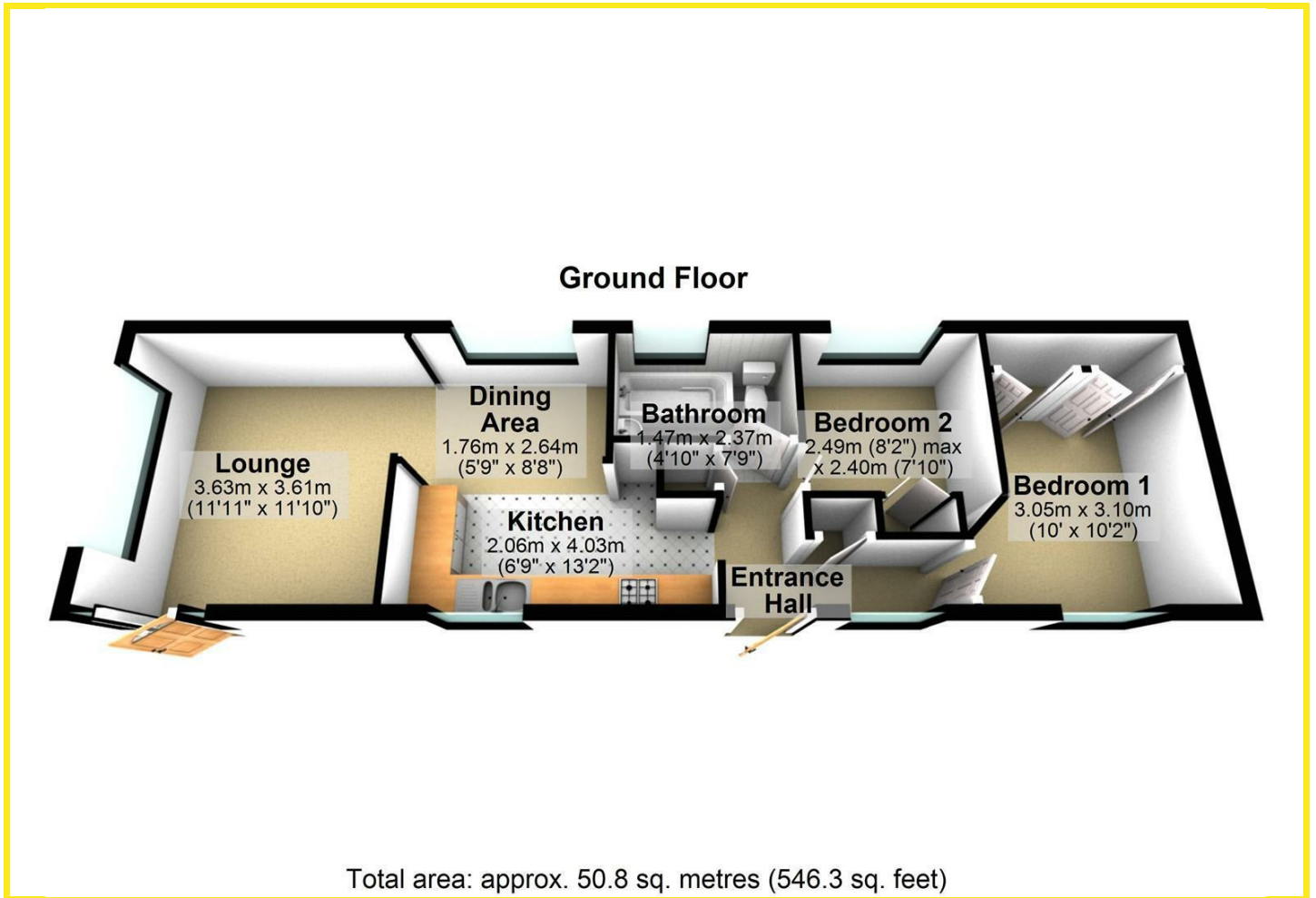
The pitch fee is £178.10 monthly and the water charges are £29.00 monthly.

The park home does require a full refurbishment and this has been reflected within the price.

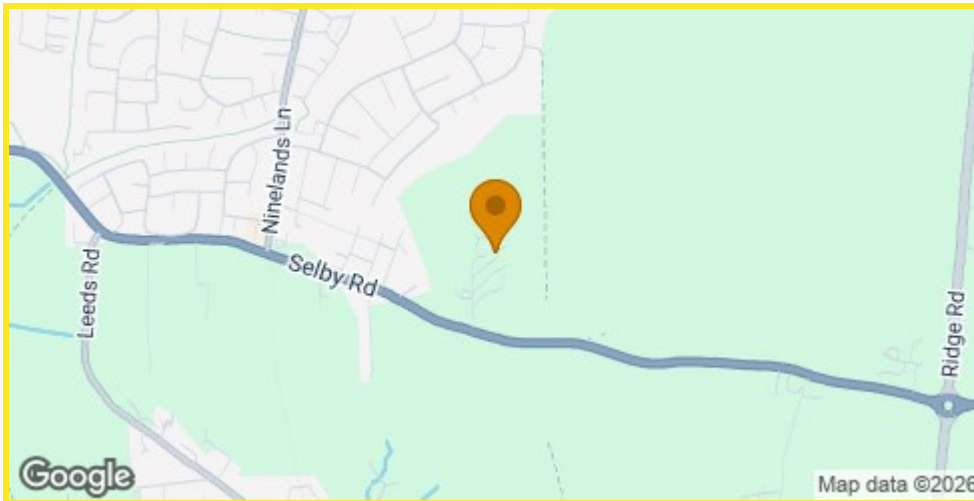




## Floor Plan



## Area Map



## Energy Efficiency Graph

## Directions

Along the A63 Leeds/Selby Road proceed up to Garforth Cliff and the site is located on the left hand side (just before the Garden Centre).

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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