

Mike
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35 Newfield Crescent
Cliff Top Park, Garforth, LS25 2PA

£125,000

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Being sold with no onward chain is a very well presented modern one bedroom park home for the over 50's, located on a popular development within Garforth and enjoying easy access to local shops and public transport links.

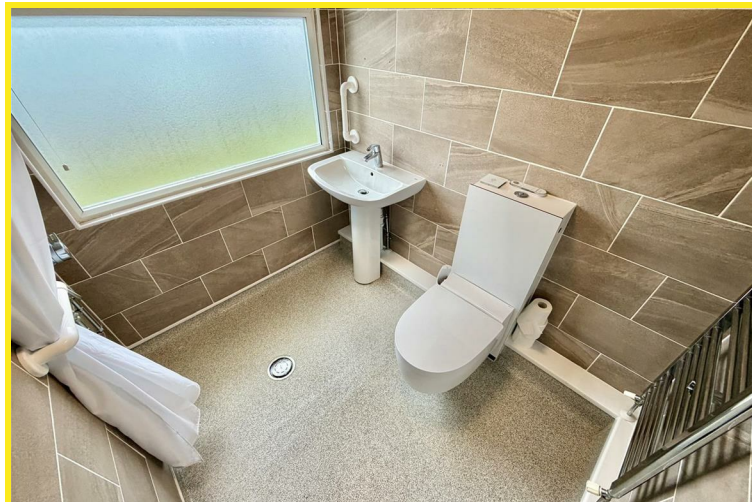
The accommodation briefly comprises; entrance hall, kitchen, conservatory, wet room, lounge, and bedroom one.

In addition, the property has PVCU double glazed windows with bow window to the bedroom, PVCu double glazed front and side entrance doors, gas fired central heating with Worcester Bosch combination boiler located in the storage cupboard in the bedroom, stunning modern fitted kitchen being replaced approximately 2 years ago with four ring hob, extractor hood, built in double oven, space for fridge/freezer, plumbing for washing machine, and space for dryer, and a modern fully tiled wet room with Geberit 'wet and dry' toilet.

Externally, there is a lawned garden with a paved patio seating area to the side of the park home, and paved patio area overlooking the fields to the rear of the park home. There are also two parking spaces - one to the front of the park home, and the other to the side.

The pitch fee is approximately £204 per month and this includes the water rates - the gas and electric costs are separate to this amount. The pitch fee is reviewed every June.

We recommend an early viewing to avoid missing out!



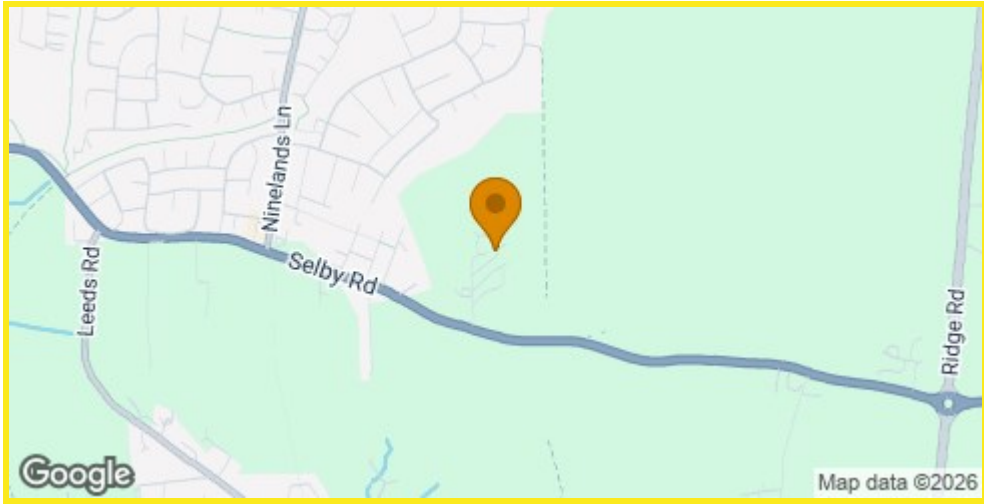


Floor Plan

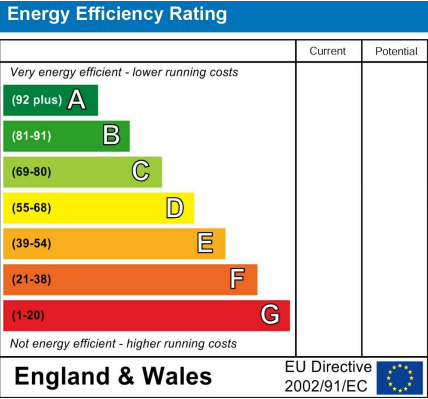


Total area: approx. 56.4 sq. metres (607.5 sq. feet)

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).

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