

Mike

**Dobson**



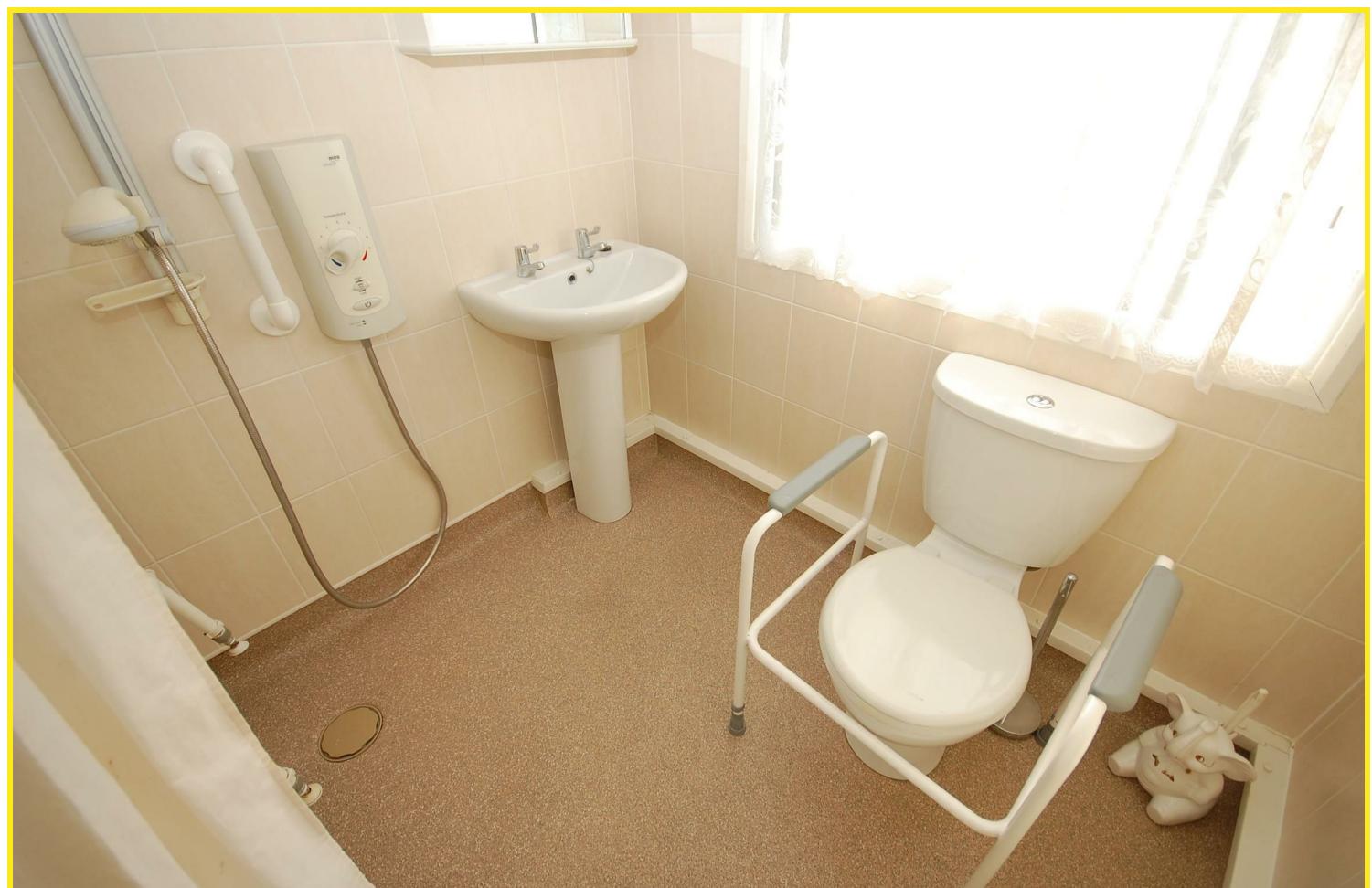
**29 Newfield Drive**  
Garforth, Leeds, LS25 2PB

**£55,000**

# 29 Newfield Drive

Being sold with no chain is a two bedroom, single fronted park home for the over 50's, located on a popular development within Garforth and enjoying easy access to local amenities. The accommodation briefly comprises entrance hall, kitchen, dining area, lounge, bedroom one, bedroom two, and wet room. In addition, the property has PVCu double glazed windows and entrance doors with the entrance door to the inner hallway only being replaced a short while ago, gas fired central heating with Ideal combination boiler located in a storage cupboard off the dining area, fitted kitchen with provision for cooker, space for fridge/freezer and plumbing for washing machine, and fitted wardrobes to both bedrooms. Externally, to the front of the park home is an open plan lawned garden. There is a paved driveway which provides off road parking for one vehicle. There is a lawned garden with paved seating area to the right hand side of the park home. . Council tax band A. THE PROPERTY DOES NEED WORK HENCE THE PRICE WE HAVE A SURVEY ON FILE SHOULD ANY ONE LIKE TO TAKE A LOOK. Chassis needs replacing. No Pets





## Floor Plan

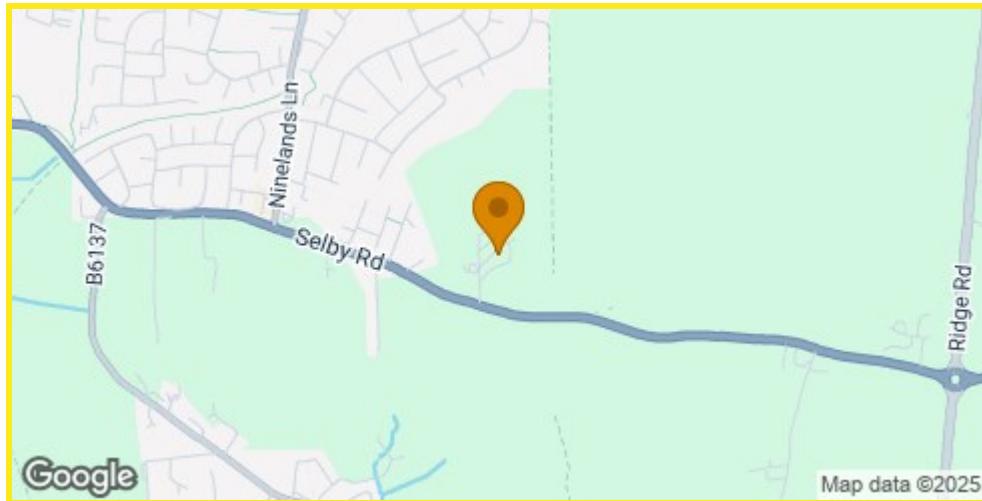
### Ground Floor

Approx. 50.9 sq. metres (548.4 sq. feet)



Total area: approx. 50.9 sq. metres (548.4 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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