



45 Newfield Crescent
Garforth, Leeds, LS25 2PA

£120,000

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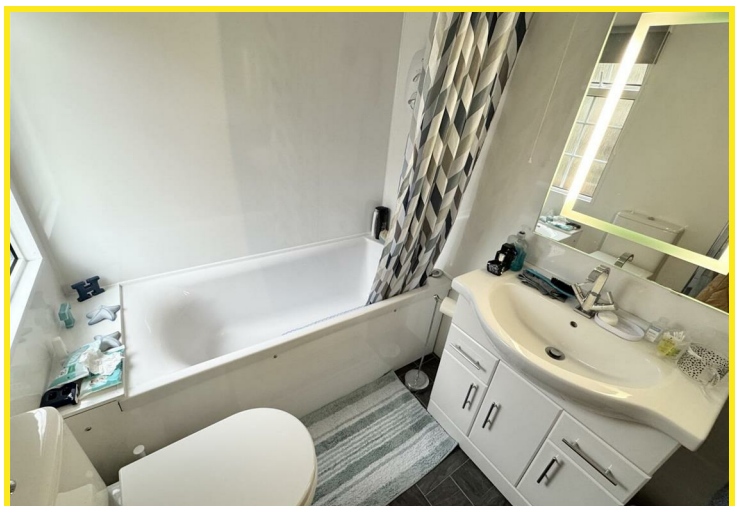
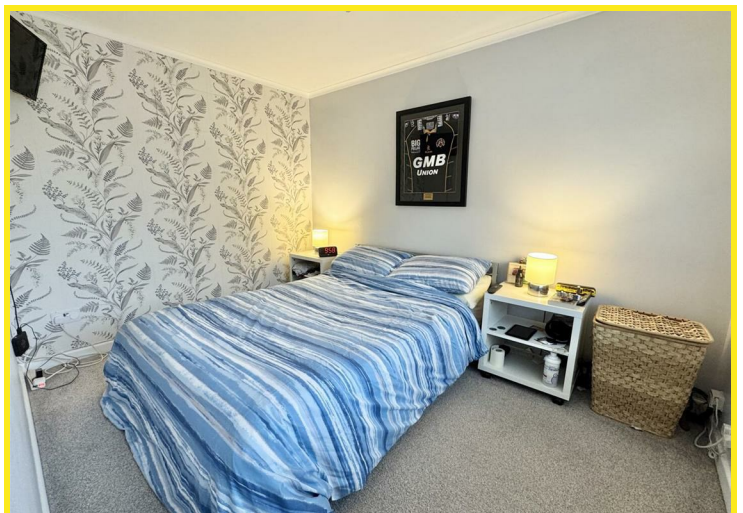
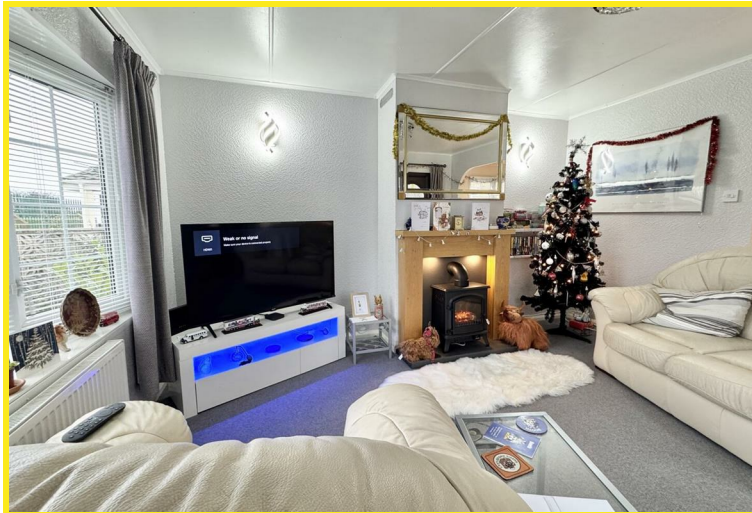
Being sold with no onward chain is an extremely well presented two bedroom single fronted park home for the over 50's located on the popular Cliff Top Park development and enjoying easy access to local shops and public transport links.

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

In addition the park home has been redecorated externally, new fireplace and fire to the lounge, new Calor gas tank, PVCu double glazed windows and entrance doors, gas fired central heating with newly installed Worcester combination boiler approximately 18 months ago, modern kitchen with gas hob, built in oven, fridge/freezer to be included and integrated washing machine, and panelled three piece white bathroom suite with new Mira shower over the bath.

Externally, the park home has a beautiful lawned garden with a wide variety of plants and shrubs to the borders. There is a paved seating area which enjoys views of the fields beyond.

The pitch fee is paid monthly and is currently £207.10 including water charges with gas, electric, and council tax all being paid separately.

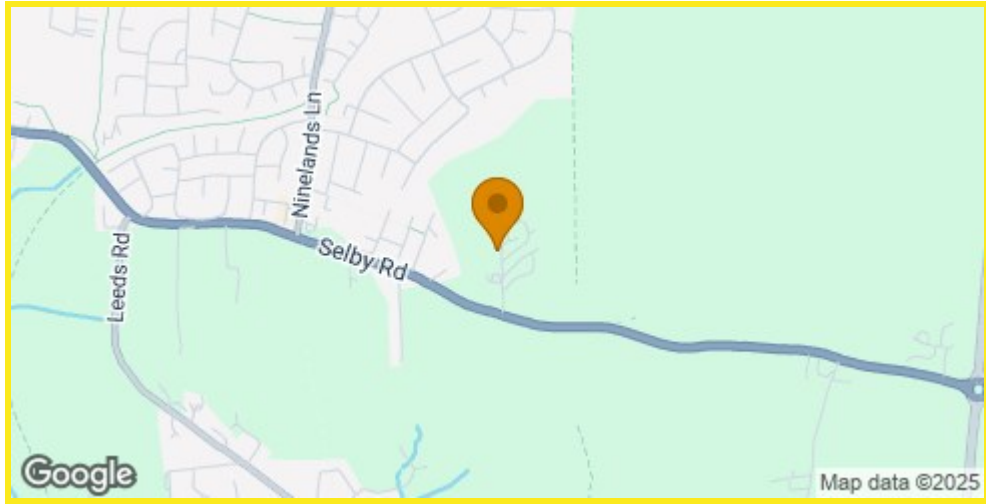




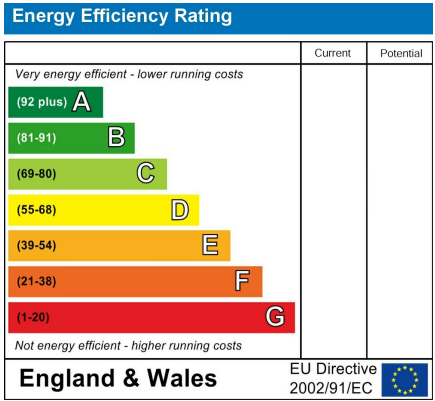
Floor Plan



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).