Dobson







45 Newfield Crescent

, 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.













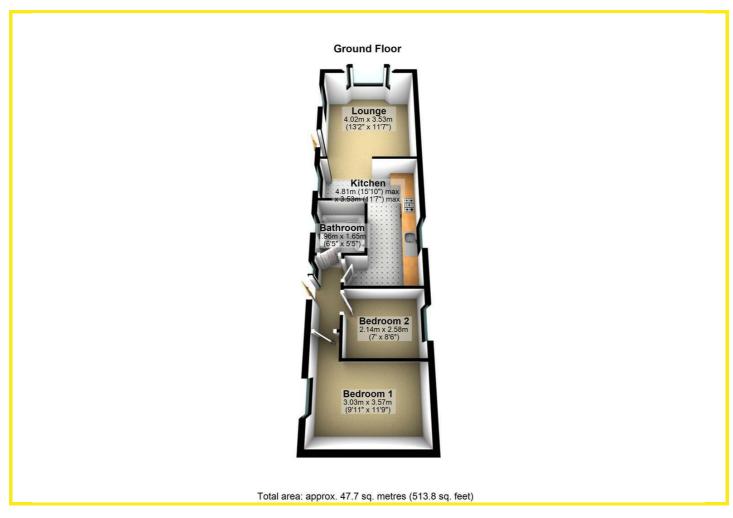




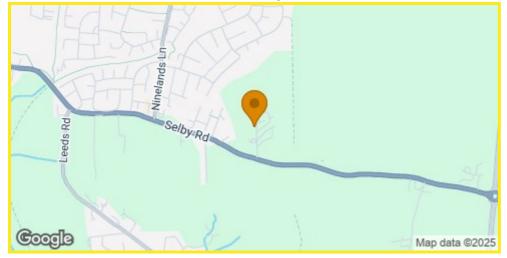




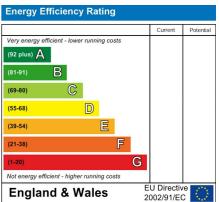
Floor Plan



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).

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk https://www.mdobson.co.uk