

Mike

**Dobson**



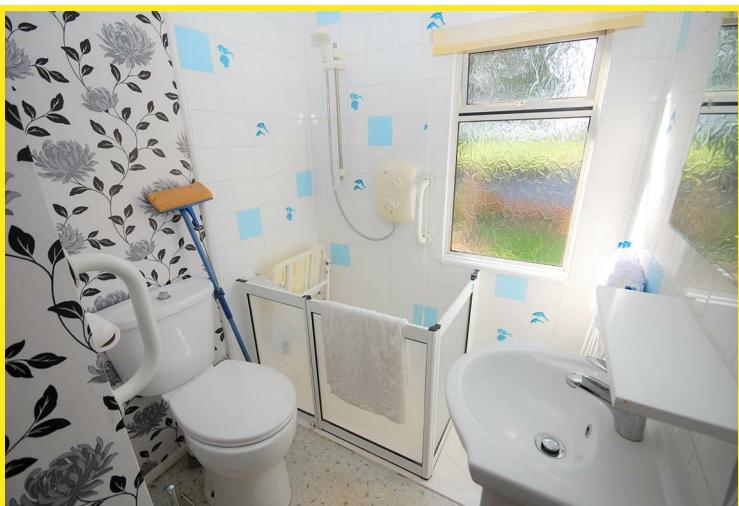
**2 Newfield Drive**  
Garforth, Leeds, LS25 2PB

**Offers Around £109,995**

## 2 Newfield Drive

Being sold with NO ONWARD CHAIN is this two bedroom park home, situated on a GENEROUS SIZED PLOT on a popular development within Garforth having easy access to local amenities. The accommodation briefly comprised entrance hall, kitchen/diner with archway into the lounge, wet room and two bedrooms. In addition, the property has PVCU DOUBLE GLAZED WINDOWS including patio door from the dining area leading out to the garden, gas central heating with the boiler being located in a storage cupboard in the hallway, FEATURE FIRE SURROUND with inset electric fire to the lounge, FITTED KITCHEN with provision for cooker, plumbing for washing machine and space for fridge freezer, FITTED FURNITURE to bedroom two and wet room with vanity wash basin, low flush WC and wall mounted electric shower. Outside, there are gardens to the front and sides being mainly lawned with shrub beds to the borders and a brick paved seating area. There is a SINGLE ALLOCATED PARKING SPACE which can be identified upon inspection.

A viewing is recommended. Over 50's



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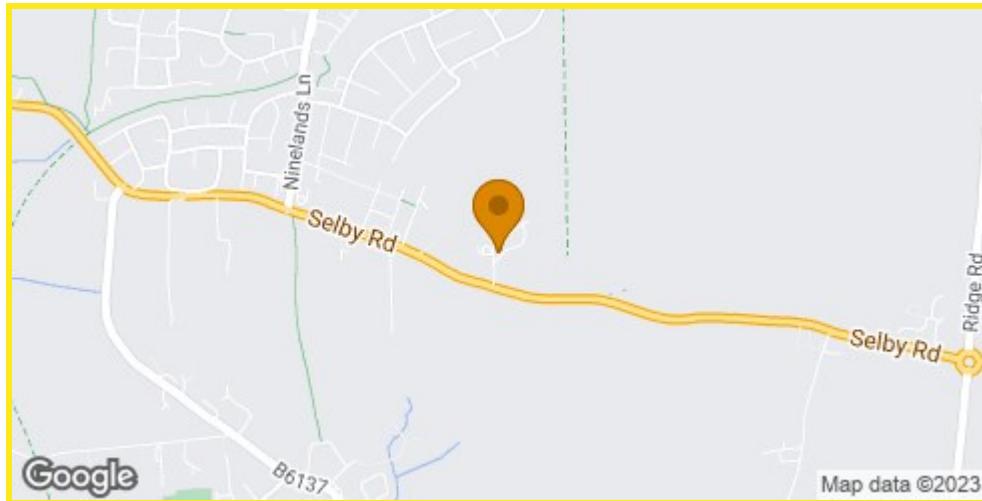
## Floor Plan

**Ground Floor**  
Approx. 44.1 sq. metres (474.9 sq. feet)



Total area: approx. 44.1 sq. metres (474.9 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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