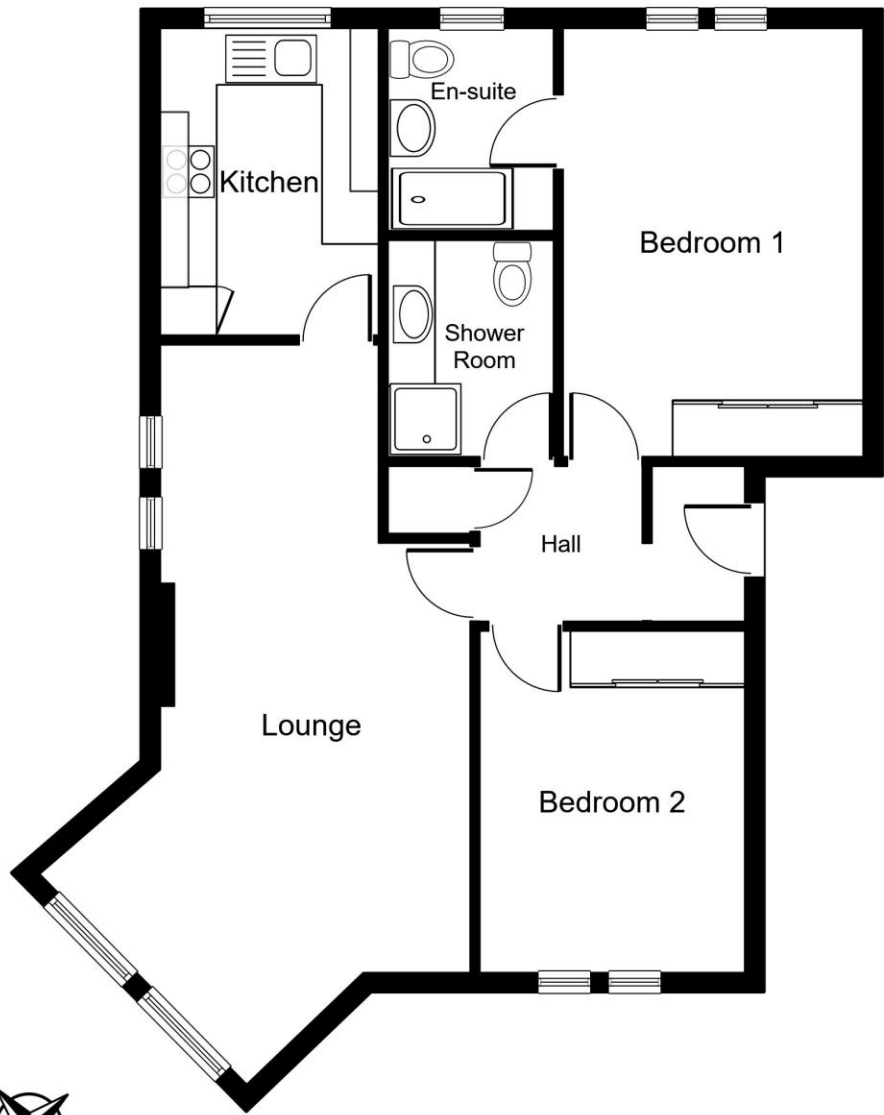


**VIEWING**  
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared October 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



6 Riverdale Gardens, Boston Spa, LS23 6DZ

Total floor area 71.0 sq.m. (764 sq.ft.) Approx

NOT TO SCALE For layout guidance only

**MISREPRESENTATION ACT**

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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**Boston Spa ~ 6 Riverdale Gardens, LS23 6DZ**

A beautifully presented two-bedroom first floor apartment conveniently located within walking distance of the village High Street and excellent amenities. An internal inspection is highly recommended.

- Generously proportioned rooms benefiting from double glazed windows and gas fired central heating
- Open plan lounge with dining area
- Fitted kitchen
- Master bedroom with fitted wardrobes and en-suite shower room
- Bedroom two with fitted wardrobes
- Allocated parking



1 Recep



2 Beds



1 Bath



1 en-suite

**£254,500** PRICE REGION FOR THE LEASEHOLD



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VALUERS

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**BOSTON SPA**

Boston Spa is a predominantly stone built village with many Georgian properties, situated some 1 ½ miles east of the A1 on the southern bank of the River Wharfe.

The village has its own good selection of shops, schools and facilities with a further range of amenities including indoor swimming pool and golf course in the market town of Wetherby some 3 miles away. Commuting links are good being almost equidistant to Leeds, York and Harrogate.

**DIRECTIONS**

Proceeding from Wetherby towards Boston Spa/Tadcaster along the A168. Passing through the village along the High Street, Riverdale Gardens is on the left hand side.

**THE PROPERTY**

The property forms part of a purpose built and conveniently located apartment block with communal grounds and parking. Beautifully presented with two good size bedrooms, both with fitted wardrobes, one having en-suite shower room. Benefiting from gas fired central heating and replacement UPVC double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

**GROUND FLOOR**

**COMMUNAL ENTRANCE**

With intercom security system, staircase to first floor.

**PRIVATE ENTRANCE HALL**

With radiator, decorative ceiling cornice, cloaks hanging space.

**INNER HALLWAY**

With wall mounted telephone intercom, telephone point, single radiator, airing cupboard with space and plumbing for tumble dryer.

**LIVING ROOM / DINING AREA**

25'7"x10'9" (7.8m x 3.3m) Narrowing to 7'6" (2.3m)  
A comfortable living space with two large double glazed sliding sash windows to front elevation, double radiator beneath, T.V. aerial, decorative ceiling cornice, fireplace with electric fire, marble inset and hearth with wooden surround and mantle piece.



Dining area with ample space for dining table and chairs, two further double glazed sliding sash windows to rear, double radiator, internal door leading to :-

**KITCHEN**

10'9"x7'6" (3.3m x 2.3m)  
Fitted with a range of cream wall and base units, cupboards and drawers, laminate wood effect work tops with tiled splashback, inset stainless steel sink unit with mixer tap, integrated appliances include fridge and freezer, automatic washing machine along with slimline dishwasher, cooker with four ring ceramic hob and extractor hood above. Double glazed sliding sash window to side elevation, wall mounted Worcester Bosch gas boiler, single radiator.



**MASTER BEDROOM**

14'11"x10'5" (4.55m x 3.19m)  
A generous double bedroom with fitted wardrobes to one side, double glazed windows to rear elevation revealing pleasant outlook over communal lawned gardens, double radiator beneath.



**EN-SUITE SHOWER**

A modern white suite comprising low flush w.c., pedestal wash basin, wall mounted shower fitting with tiled walls and tile effect floor covering, chrome heated towel rail, double glazed window to rear, extractor fan.



**BEDROOM TWO**

11'10"x9'4" (3.63m x 2.85m)  
A further double bedroom with fitted wardrobes to one side, double glazed windows to front elevation, double radiator beneath.



**SHOWER ROOM**

Fitted with a modern white suite comprising low flush w.c., vanity wash basin with cupboards beneath having mirrored doors, tiled walls, shower cubicle with wall mounted Mira shower fitting, heated towel rail, extractor fan.



**TOTHE OUTSIDE**

The property benefits from allocated parking space along with visitors parking. Beautifully tended communal gardens altogether set within this private and convenient development minutes walk from the High Street.

**COUNCIL TAX**

Band D (from internet enquiry)

**TENURE**

Leasehold. The remainder of a 999 year lease from 2011. We are advised by the vendor that current service charge is £1488 per annum. No ground rent payable.

**GENERAL**

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/ furnishings, furniture etc photographed are included in the sale.