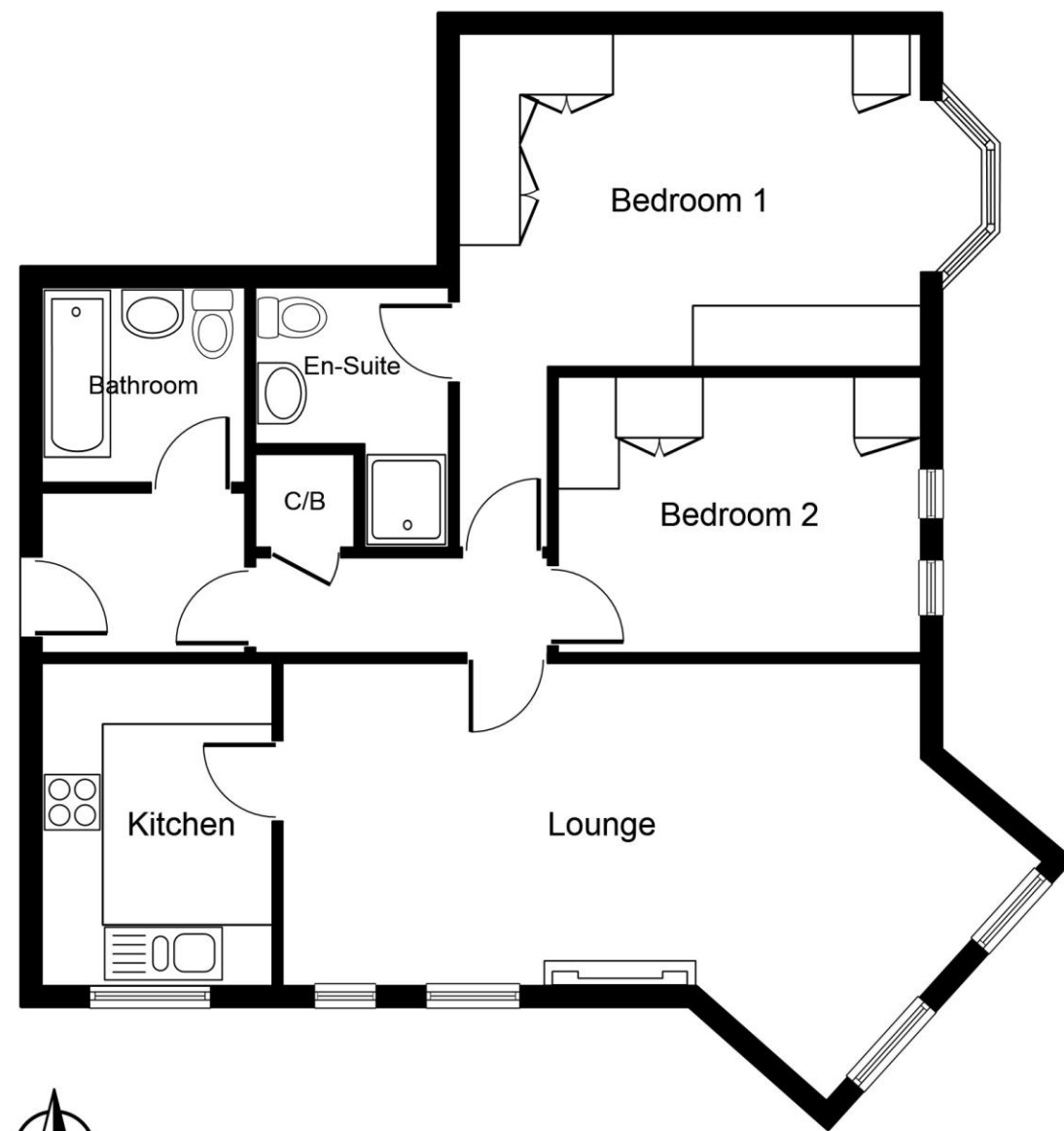


Total floor area 71.9 sq.m. (774 sq.ft.) Approx



Mid Floor

4 Riverdale Gardens, Boston Spa, Wetherby, LS23 6DZ NOT TO SCALE For layout guidance



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 ~ 4 Riverdale Gardens, LS23 6DZ

A light and spacious two double bedroom first floor apartment fronting on to the high street, conveniently located within level walking distance of an excellent range of village amenities and a doctors surgery. Available with the benefit of no onward chain.

- Generously proportioned rooms
- Open plan lounge with dining area
- Master bedroom with fitted wardrobes and en-suite shower room
- Bedroom two with fitted wardrobes
- Allocated covered parking
- Excellent location

£235,000 PRICE REGION





1 Recep 2 Beds 1 Bath En-suite



CHARTERED SURVEYORS
ESTATE AGENTS
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All-round excellence, all round Wetherby since 1950

BOSTON SPA

Boston Spa is a predominantly stone built village with many Georgian properties, situated some 1 1/2 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.

HOUSE BATHROOM

A coloured suite comprising low flush w.c., pedestal wash basin, panelled bath, tiled walls, double shaver socket, double radiator, extractor fan.



INNER HALLWAY

Telephone intercom system, radiator, decorative ceiling cornice. Cloaks cupboard.

LOUNGE

21'7" x 14'1" (6.6m x 4.3m) Narrowing to 9'10" (3m) A lovely light room benefiting from double glazed UPVC sliding sash windows to two elevations, attractive fireplace with marble inset and hearth with decorative wooden surround and mantle piece, two double radiators, decorative ceiling cornice, telephone point, T.V. aerial.



KITCHEN

10'5" x 7'6" (3.2m x 2.3m) Fitted with a range of wall and base units, cupboards and drawers, laminate work tops, part tiled splashback, inset one and a quarter stainless steel sink unit with mixer tap, double stacked oven along with integrated fridge and freezer, four ring gas hob with extractor hood above, space and plumbing for automatic washing machine, wall mounted gas fired boiler, double glazed UPVC window to side elevation.



BEDROOM TWO

11'5" x 8'10" (3.5m x 2.7m) Double glazed UPVC windows to front elevation, double radiator beneath, fitted bedroom furniture to two sides comprising wardrobe with hanging space, overhead store cupboards and matching chest of drawers.

MASTER BEDROOM

16'7" x 11'1" (5.08m x 3.4m) into the bay including fitted wardrobe, plus doorwell recess. A lovely light room with bay window to front elevation with window seat beneath and fitted storage, matching bedroom furniture, fitted to three sides providing comfortable storage, hanging and drawer space along with matching dressing table and bedside table. Decorative ceiling cornice, double radiator, T.V. aerial.



EN-SUITE SHOWER ROOM

A coloured suite comprising pedestal wash basin, low flush w.c., walk-in shower cubicle, tiled walls, fitted eye level storage cupboards, double shaver socket, chrome ladder effect heated towel rail, extractor fan.



TOTHE OUTSIDE

The property benefits from allocated parking space along with visitor parking. Beautifully tended communal gardens, altogether set within this private and highly convenient development only minutes walk from the popular High Street and an excellent range of local amenities.

COUNCIL TAX

Band D (from internet enquiry)

TENURE

Leasehold. The remainder of a 999 year lease from 1989. We are advised by the vendor that current service charge is £1614.85 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.

VIEWING

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

Details prepared December 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		