



Riverdale Gardens, Wetherby

- TWO BEDROOM APARTMENT
- SPACIOUS LIVING/DINING AREA
- MASTER BEDROOM WITH ENSUITE

- IN A HIGHLY SOUGHT AFTER LOCATION
- BEAUTIFUL COMMUNAL GARDENS
- EPC RATING C

Offers Over £250,000

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Tenure: Leasehold

Riverdale Gardens, Wetherby

DESCRIPTION

This stunning two bedroom top floor apartment is in the popular development of 'Riverdale Gardens' which is in the sought-after location of Boston Spa.

The apartment opens into an entrance hall with a large storage cupboard, ideal for coats and shoes. Moving through the entrance hall, you will find a bright and spacious living area, with plenty of windows letting in natural light and enjoying newly fitted central fireplace with electric fire, marble insert and hearth providing a warm, homely atmosphere to the room. The large living area has been arranged into three areas by the current owner which is part diner/part living and a study area.

The kitchen is designed to maximise the space that is on offer. There is a mix of contemporary wall and base-fitted units, modern wood effect work surfaces, space for dishwasher and washing machine also integrated gas hob and electric oven.

The spacious master bedroom benefits from an en-suite with a walk-in shower, sink basin and WC. The bedroom also comes with fitted wardrobes, providing ample storage space for all of your belongings. The property also comprises a second bedroom which is currently being used as an office. The modern house bathroom boasts a three piece suite including a shower over bath, sink and WC.

The real highlight of this property is the beautiful communal gardens. There are large areas of lawn and one designated parking space for those with a car. Dedicated car parking spaces are available for visitors.

Additional Information:

Approx. 987 years left on the lease

Management/Maintenance Charge of £440 per quarter

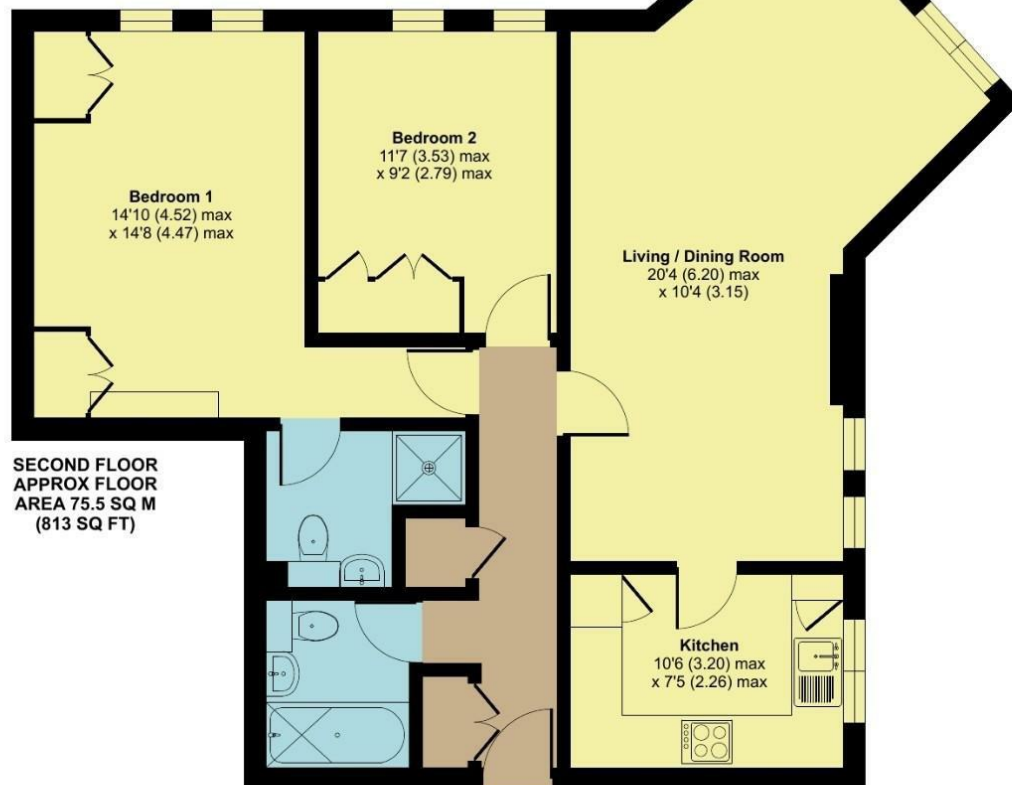




Riverdale Gardens, Boston Spa, Wetherby, LS23

Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



SECOND FLOOR
APPROX FLOOR
AREA 75.5 SQ M
(813 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Hunters Property Group. REF: 962216

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

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Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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