



20 RIVERDALE GARDENS

Boston Spa

Carter Jonas

20 RIVERDALE GARDENS, BOSTON SPA, LS23 6DZ

Wetherby – 3 miles
Leeds – 12 miles
Harrogate – 13 miles
York – 14 miles

Boston Spa is now a vibrant and sought after village with a first class range of amenities catering for daily needs including a wide selection of shops, superb choice of restaurants, excellent medical centre and popular schools for all age groups. The market town of Wetherby is only a short distance away and the A1(M) motorway just to the west of the village provides ready access to the regions motorway infrastructure and principal Yorkshire commercial centres.

The accommodation briefly comprises a ground floor communal reception hall with security intercom system. The apartment is entered via a private entrance hall with double doors opening through into a light and spacious sitting/dining room with shallow bay window to the front and additional side window overlooking the communal gardens, marble fireplace and hearth. There is a pine fitted breakfast kitchen with a good range of wall and base units, breakfast bar, split level cooker and grill with four ring gas hob, concealed fridge freezer and washer dryer. The principal double bedroom has an L shaped range of full height fitted wardrobes and a fully tiled en suite shower room with vanity unit and WC. A second double bedroom has full height fitted wardrobes and there is a separate shower room with vanity unit and WC.

Outside there are well tended communal gardens to the front and side, the latter with views over the River Wharfe and open green belt countryside beyond. There is a private covered parking space and ample visitor parking spaces.

A WELL MAINTAINED AND PRESENTED TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT, OCCUPYING A PRIME POSITION ON THIS EXCLUSIVE DEVELOPMENT AND WITHIN LEVEL WALKING DISTANCE OF ALL AMENITIES WITHIN THE SOUGHT AFTER VILLAGE OF BOSTON SPA.





ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Maintenance Charges: Service Charge is £404 per quarter.

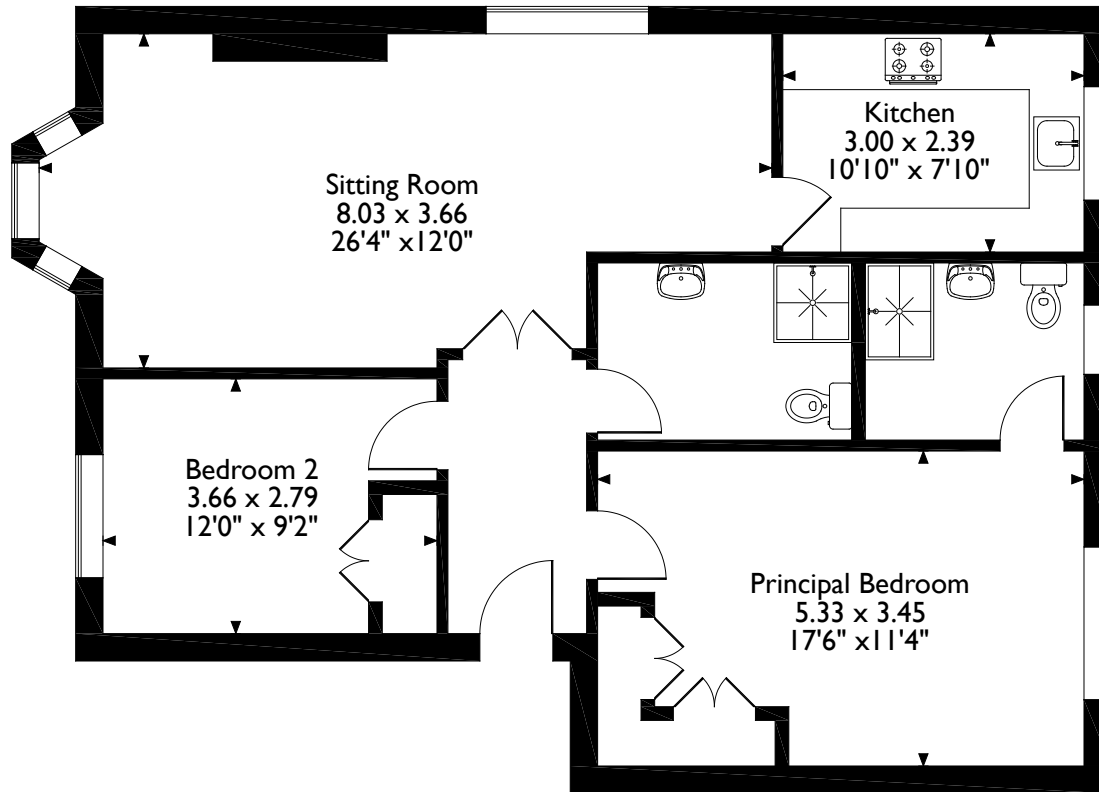
Agents Note: The apartment benefits from fitted carpets, gas fired central heating system and UPVC double glazed windows throughout.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - LS23 6DZ: Entering Boston Spa from Wetherby and the A1, continue through the centre of the village along High Street and Riverdale Gardens is on the left hand side, immediately after the Boston Spa Tennis and Croquet Club.



20 Riverdale Gardens, Boston Spa
Approximate Gross Internal Area
79 Sq M/850 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

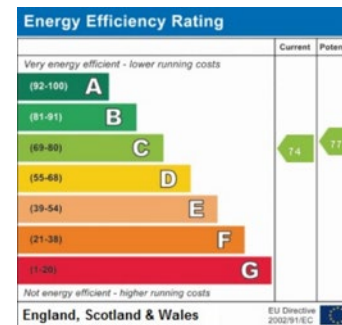
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