



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band E (from internet enquiry).

**SERVICES**  
We understand mains water, electricity, gas central heating and drainage are connected.

**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 June 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## Wetherby ~ 24 Badgerwood Glade, LS22 7XR

A beautifully presented and tastefully modernised four bedroom detached family home, situated in a sought after residential location. Boasting a spacious open plan kitchen diner leading out to a private landscaped garden with a fully fitted bar – ideal for outdoor entertaining.

- Spacious four bedroom detached family home
- Stunning open plan dining kitchen
- Beautifully presented family home
- Landscaped garden with fully functioning bar
- Generous house bathroom
- Driveway parking to front
- Single garage
- Highly popular location
- Level walking distance to amenities and local schools

**£499,950** PRICE REGION

 1  4  1

### 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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**Renton & Parr**

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950



Property Description

This superb family home features well proportioned accommodation enhanced by modern décor and stylish finishes throughout, benefitting from double glazed windows and a recently installed gas boiler the accommodation in further detail comprises:-

A private side entrance opens into a spacious hallway with attractive tiled flooring that continues seamlessly throughout much of the ground floor. There is a useful cloaks cupboard, access to a downstairs W.C. and a return staircase to the first floor. The lounge, located at the front of the house, is bright and welcoming with a large double glazed bay window and additional side window. A feature fireplace creates a central focal point, complemented by decorative ceiling coving.

The heart of the home is the stunning open-plan living kitchen diner, recently fitted with an extensive range of contemporary gloss wall and base units with soft-close cupboards and drawers. Integrated AEG appliances include a twin oven with microwave, gas hob with extractor and dishwasher. There is space and plumbing for an automatic washing machine and American-style fridge freezer. An inset sink unit sits beneath a rear-facing window, enjoying a pleasant outlook over the rear garden. Attractive floor tiles flow into the dining and living area, offering ample space for dining table and chairs. Double patio doors open out onto a stone flagged patio and well-maintained lawned garden.

To the first floor a central landing provides access to the loft hatch and leads to four genuine double bedrooms. The principal bedroom, located at the rear, enjoys a pleasant view over the garden. All bedrooms are served by a generous family bathroom, fitted with a modern white suite comprising low flush w.c., wash basin, bath with shower over.

To the outside, a block paved driveway offers off street parking for vehicles and leads to a single garage with manual up and over door, light, power and a recently installed modern gas boiler. A rear door offers access through to the garden and a fully fitted garden bar.

This fantastic outdoor space has lighting, power and a fitted serving bar with sink and appliances, making it the perfect spot for year round entertaining. It opens onto a beautifully laid stone patio with a recently turfed lawn beyond. A further hardstanding patio area with pergola sits at the head of the garden, surrounded by low maintenance borders and enclosed by a fenced perimeter.

This deceptively spacious and immaculately presented home is perfect for modern family life and entertaining, situated within easy reach of local schools, amenities and commuter links.



Ground Floor  
First Floor  
Gross internal floor area excluding Garage & Outdoor Bar Area (approx.): 123.9 sq m (1,334 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

