



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band D (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 July 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(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 ~ 53 Glebe Field Drive, LS22 6WF**

An attractive and well presented four bedroom detached family home enjoying private and established gardens to the rear. Situated within this highly regarded and popular residential development, just off Spofforth Hill. Early viewing is advised.

- Four bedroom detached home
- Attractive living room with bay window to front
- Stunning open plan kitchen diner to the rear
- Tastefully decorated throughout
- Gardens front and rear
- Flagged patio seating area, ideal for entertaining
- Driveway parking and single garage
- Popular Wetherby location

**£469,000** PRICE REGION



**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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Property Description

Entering into a welcoming entrance hallway with staircase leading to the first floor, a useful storage cupboard beneath, and a modern downstairs w.c.

To the front of the property, a generously proportioned living room features a double glazed bay window and attractive focal fireplace with polished stone hearth and mantelpiece with gas fire inset.

To the rear, a stunning open-plan kitchen diner is fitted with a contemporary range of high gloss handle-less wall and base units, complimented by work surfaces and matching upstands. Integrated appliances include an electric oven with microwave above, induction hob with extractor hood, undercounter dishwasher, and washer/dryer. French-style patio doors open directly onto the rear garden, creating a seamless indoor-outdoor living experience.

To the first floor; A light and airy landing provides access to the loft hatch and an airing cupboard housing the insulated water tank with additional linen storage above.

The master bedroom is a well proportioned double room enjoying views to the front. Bedrooms two and three, both good-sized doubles, overlook the rear garden, while bedroom four offers an attractive single — ideal as a nursery, study, or guest room.

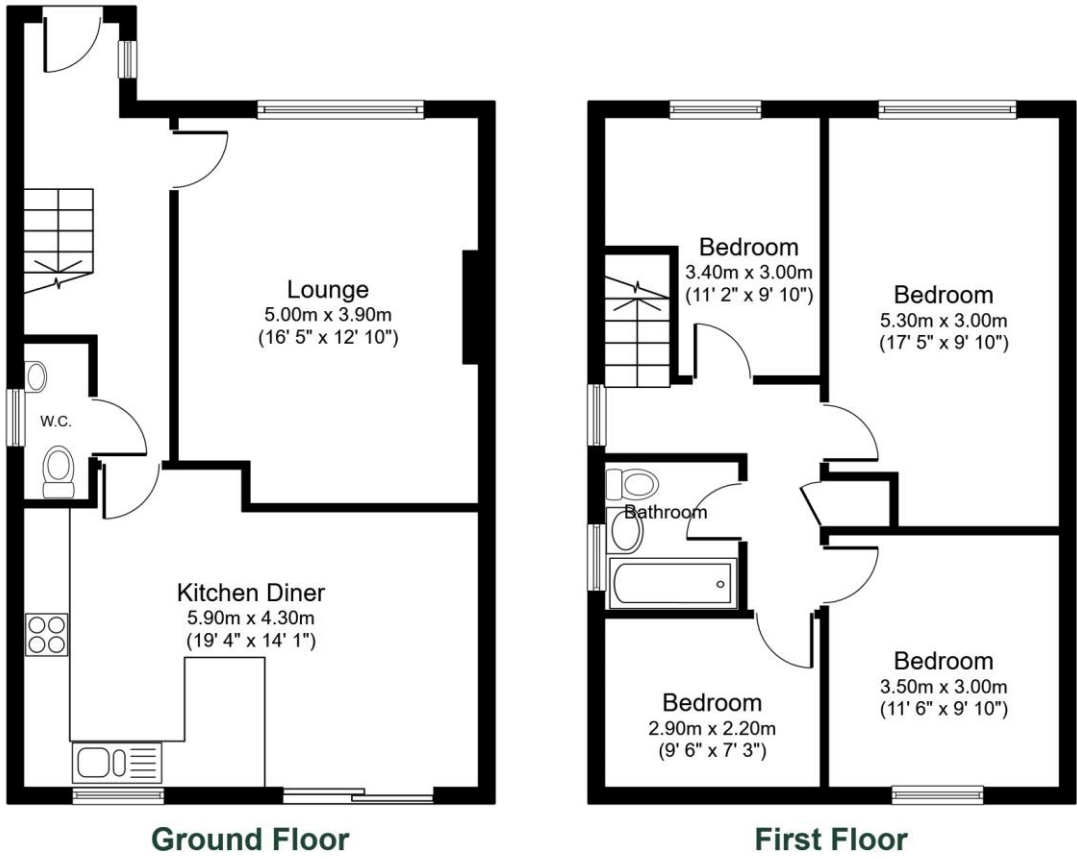
The house bathroom is fitted with a modern white three-piece suite comprising low flush w.c., pedestal wash basin, and panelled bath with shower and screen over, complemented by part-tiled walls and tiled flooring.

To the outside; A tarmac driveway provides off-road parking for multiple vehicles and access to a single garage with manual up-and-over door, light, and power.

The front garden is mainly laid to lawn with well-maintained perimeter hedging offering an attractive kerb appeal.

The rear garden is private and enclosed, laid predominantly to lawn with well-established hedges and timber fencing providing a high degree of privacy. A stone-flagged patio creates an ideal space for outdoor entertaining and alfresco dining during the warmer months.

Total floor area 102.1 sq.m. (1,099 sq.ft.) Approx



NOT TO SCALE For layout guidance only

