



Badgerwood Glade, Wetherby, LS22 7XR

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- LOVELY GARDENS
- IN NEED OF COSMETIC UPDATING
- DOUBLE LENGTH GARAGE
- EPC RATING - D / COUNCIL TAX BAND E

Guide Price £425,000



Badgerwood Glade, Wetherby, LS22 7XR

DESCRIPTION

Hunters Wetherby are pleased to bring to the market this four bedroom detached house which is the perfect opportunity for those looking to put your own stamp on a home!

The ground floor briefly consists of two reception rooms, kitchen and downstairs w/c.

On entering the property you are first greeted by a spacious hallway which provides access for all ground floor rooms.

The lounge offers a nice outlook over the front of the property with a large bay window allowing for natural light to flood the room.

To the rear of this home sits the kitchen and dining room. The kitchen is fitted with a range of wall and base units. The dining room benefits from built in shelving units and sliding doors which open out to the rear garden. These rooms have so much potential to make your own!

To the first floor are four good size bedrooms and the house bathroom. Bedroom one benefits from built in wardrobes and bedrooms two and three feature lovely bay windows providing lot's of natural light.

Externally, to the front of the property is a driveway providing ample off street parking for multiple vehicles. A double length garage offers extra storage space. The front garden is predominantly laid to lawn with flower shrub borders.

To the rear of the property features a lovely garden, enclosed by a fence and hedges, creating a private oasis for outdoor enjoyment. The lawned area is ideal for children to play safely, while the patio offers a wonderful space for al fresco dining or simply unwinding in the sun during the warmer months.

This much sought-after area is within easy level walking distance of this popular market town, providing a wide choice of shops, recreational amenities and schools for all age groups. The area is rightly popular with those working in Leeds, Harrogate and York, with the nearby A1 providing excellent access to the region's motorway network.





Badgerwood Glade, Wetherby, LS22

Approximate Area = 1458 sq ft / 135.4 sq m

Garage = 264 sq ft / 24.5 sq m

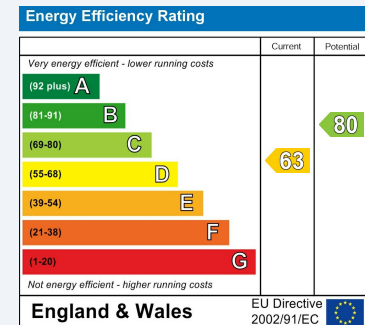
Total = 1722 sq ft / 159.9 sq m

For identification only - Not to scale



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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1294409



5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

