

Mike
Dobson



23 Badgerwood Glade
Wetherby, LS22 7XR

£429,995

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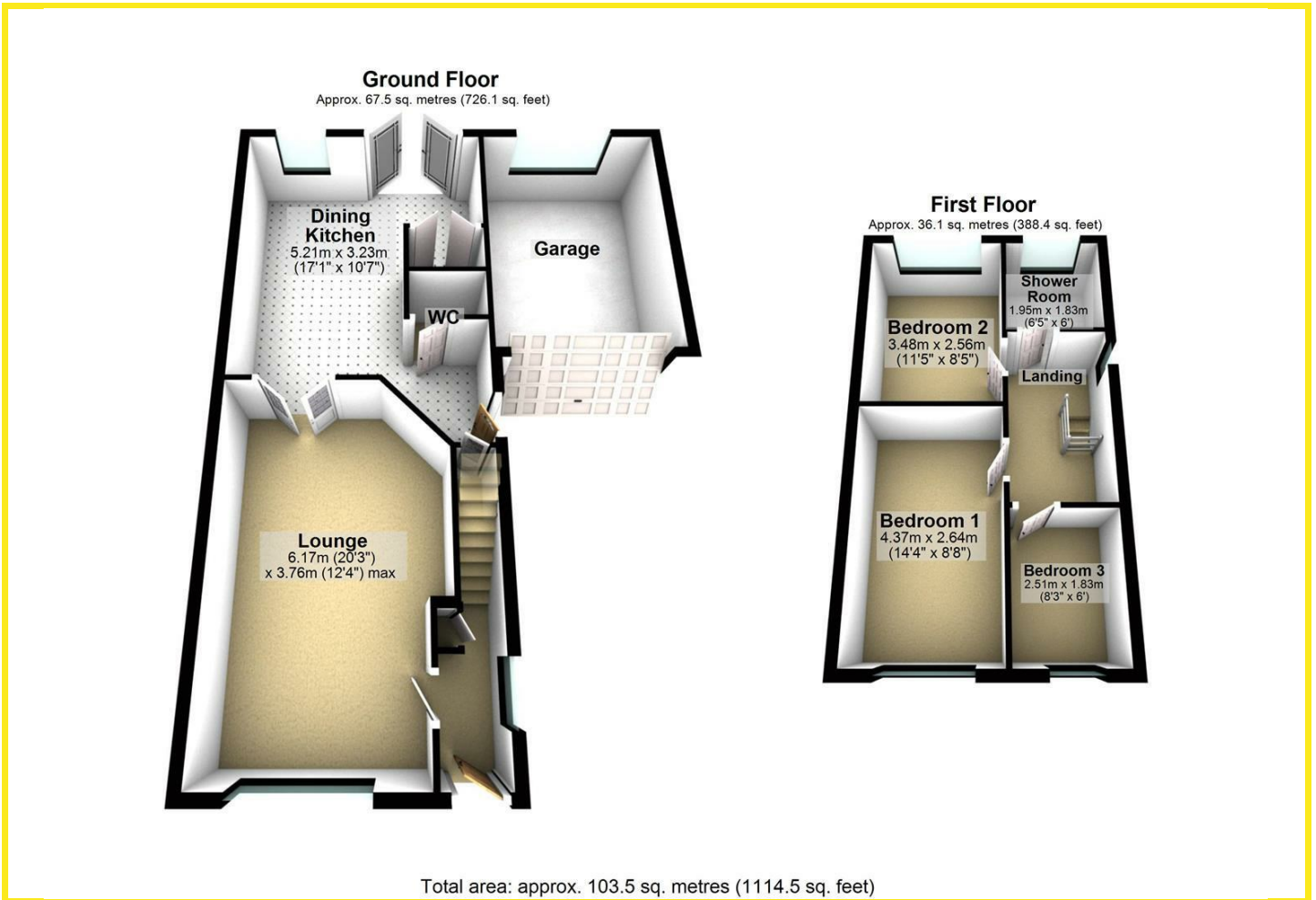
Being offered with no onward chain is this three bedroom extended detached family home, offering ample living space to the ground floor and spacious bedrooms and bathroom to the first floor. The property is ideally located on this sought after street and has easy access to all local amenities including shops, schools and public transport links. The accommodation briefly comprises: entrance hall, lounge, dining kitchen with utility cupboard, ground floor WC, first floor landing leading to two double bedrooms, a single bedroom and shower room/WC. In addition, the property has PVCu double glazed windows and entrance doors including French doors from the dining kitchen to the rear garden, gas central heating, modern fitted kitchen with a range of units to high and low levels and integrated appliances to include five ring induction hob with extractor hood over, eye level electric oven and freezer. A handy utility cupboard houses the boiler and has plumbing for a dishwasher, washing machine and space for a dryer. The bathroom houses a modern three piece white suite comprising walk in double shower cubicle, pedestal wash basin and low flush WC. Outside, to the front of the property there is an established garden with lawn and shrub beds. A newly laid brick paved driveway provides ample off road parking for multiple cars and leads to the detached single garage with up and over door, power and light. To the rear is a private and enclosed garden with lawn, paved seating areas and shrub beds to the borders.

We highly recommend arranging your viewing quickly to avoid missing out!

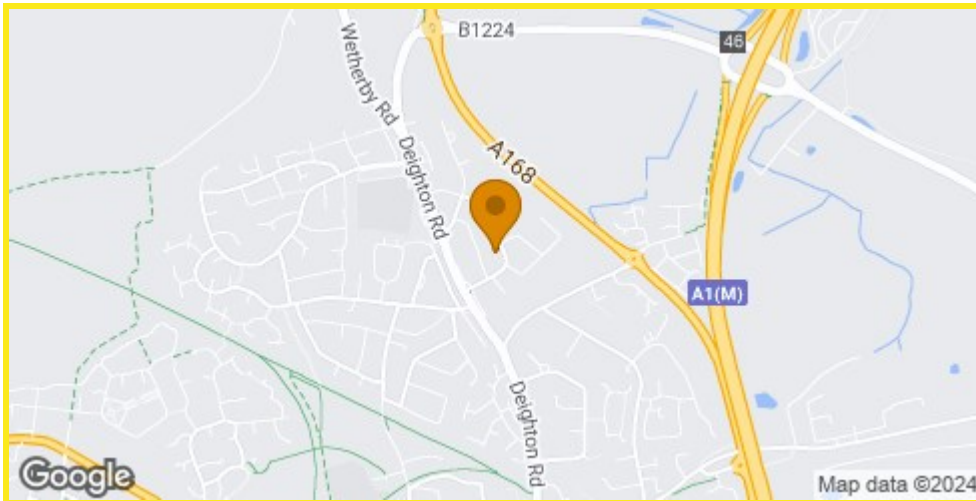




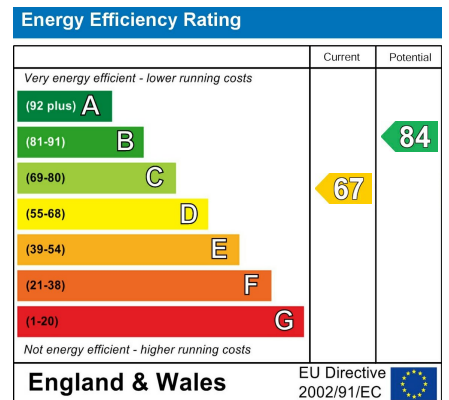
Floor Plan



Area Map



Energy Efficiency Graph



Directions

Go North on the A1, exiting on Junction 46 taking your first exit on B1224. At the next roundabout, take your second exit onto Deighton Road, fifth left onto Badgerwood Glade where the property can be found on the left hand side as indicated by the agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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