



**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.

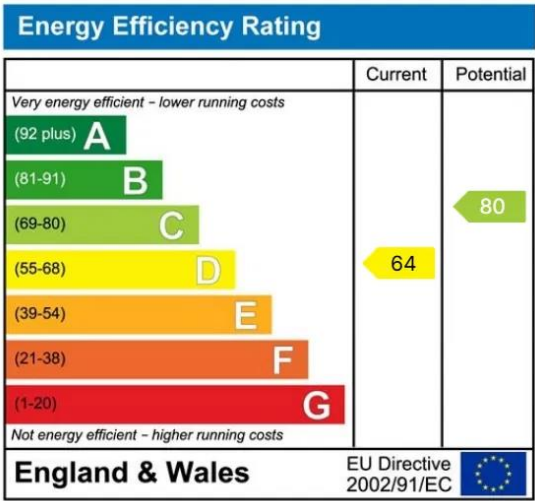
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



**Wetherby ~ 30 Badgerwood Glade, LS22 7XR**

An exciting opportunity to acquire this four-bedroom detached family home with private gardens and convenient access to Wetherby town centre amenities. Now available with benefit of no upward chain, the property provides scope and opportunity to modernise.

- Four bedroom detached house
- Generous sized through lounge dining room
- Fitted kitchen
- Downstairs WC
- Driveway parking and attached single garage
- Private garden to rear
- Scope to modernise throughout
- Available with no upward chain

**£375,000** 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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS  
01937 582731  
sales@rentonandparr.co.uk  
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950



Property Description

To the ground floor; Entering through uPVC double glazed door into entrance hallway with staircase leading to first floor and downstairs WC to the side. A light and spacious through lounge dining room is highlighted with a large, double-glazed bay window overlooking the front garden. The dining area to the rear offers a double-glazed sliding patio door opening onto the rear garden.

A spacious breakfast kitchen features a range of wall and base units with ample work surfaces, tiled splashbacks and windowsill reveal. There is space and plumbing for an automatic washing machine and a freestanding cooker. A wall mounted gas fired central heating boiler is fitted along with large, double-glazed window overlooking rear garden and side personnel door. There is ample space for dining table and chairs.

To the first floor, a central landing area serves the bedrooms and bathroom with access hatch to loft space. The master bedroom is a generous double, featuring fitted wardrobes and a dressing table along with double glazed window overlooking the rear garden. Bedroom two is also a double, located at the front of the house, with a dual-aspect double glazed windows and an airing cupboard housing the insulated water tank. Bedrooms three and four both benefit from fitted wardrobes, providing ample storage space. The house bathroom includes a coloured three-piece suite with a low flush wc, pedestal wash basin and a panel bath with a shower above.

To the outside, the property offers driveway parking for multiple vehicles leading to a single garage with a manual up-and-over door. The garage is equipped with light and power, as well as a personnel door to the rear. The decorative front garden is set largely to lawn with a shaped flower bed border.

The rear garden is predominantly laid to lawn with established conifer hedgerows offering a high degree of privacy.

