



TENURE
Freehold.

COUNCIL TAX
Band F (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 May 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 15 Butterwick Gardens, LS22 6GX

An individual and spacious 3 bedroom stone built detached bungalow occupying a quiet cul de sac location within walking distance of Wetherby town centre and excellent amenities.

- Well proportioned rooms
- Lounge with vaulted ceiling
- Sitting room with dual aspect
- Breakfast kitchen refitted in 2017
- Separate utility room
- Three generous bedrooms one with en suite
- Double garage and private enclosed gardens
- Side gate access to the adjacent park

£595,000 PRICE REGION

2 3 2

MISREPRESENTATION ACT

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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

Occupying a head-of-cul-de-sac position in one of Wetherby's most desirable residential neighbourhoods, 15 Butterwick Gardens is a deceptively spacious and well-appointed three-bedroom detached bungalow, offering versatile accommodation and private outside space.

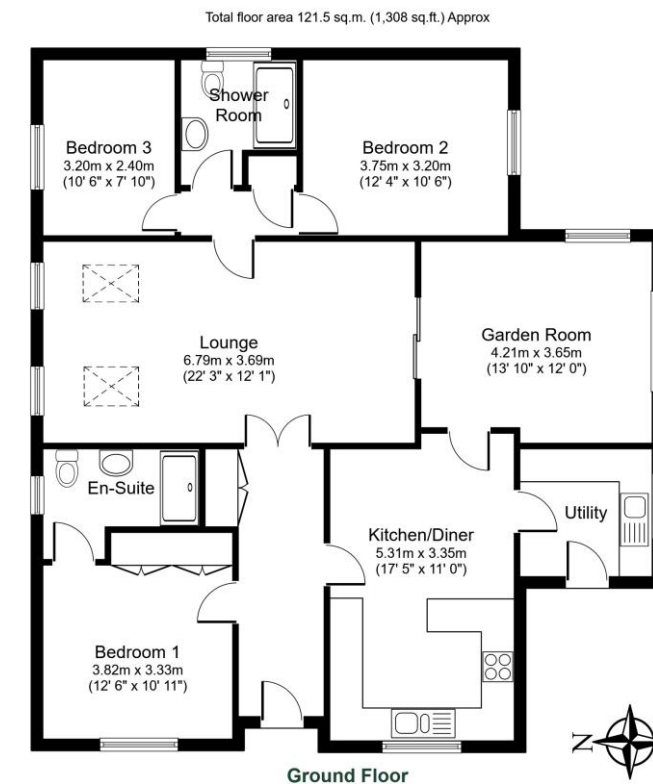
This attractive stone-faced property sits on the western edge of Wetherby, within easy reach of the town centre, open countryside, and Wetherby Golf Club. The bungalow has been enhanced with a range of features including replacement double glazing, gas-fired central heating, and solar panels.

Internally, the accommodation is accessed via a central reception hall, leading to an impressive lounge with vaulted ceiling and a separate living room offering flexible space for relaxation or entertaining. A breakfast kitchen, refitted in 2017 with excellent range of wall and base cupboards and draws and integrated appliances, and a separate utility room provides further practicality.

The principal bedroom benefits from its own en-suite shower room, while an inner hallway leads to two further bedrooms—one of which is currently used as a study—and a modern house shower room.

The gardens surrounding the property are fully enclosed and designed for ease of maintenance, with a mix of ornamental lawns and established seating areas. A double-width driveway provides ample parking and leads to a detached double garage with twin electric up-and-over doors.

The bungalow offers a rare opportunity to acquire a quality home in a quiet yet convenient location, ideal for buyers seeking a peaceful setting with excellent access to local amenities and adjacent park ideal for dog walking and exercise.



NOT TO SCALE For layout guidance only

