



### TENURE

Freehold.

### COUNCIL TAX

Band E (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 October 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>		
(55-68) <b>D</b>	63	72
(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 ~ 16 Badgerwood Glade, LS22 7XR

A well-presented and tastefully decorated four-bedroom detached family home, occupying a quiet position upon this sought after development within level walking distance of Wetherby town centre amenities.

- Four bedroom detached house
- Country style breakfast kitchen
- Generous sized living room
- Formal dining room
- Conservatory
- Driveway parking and integral garage / store
- Private and established gardens

**£499,950** PRICE REGION

2 4 1

### 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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VALUERS

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Property Description

Entering the property through a modern composite door, you are welcomed into a bright and inviting entrance hallway, featuring a turned staircase rising to the first floor and a convenient guest W.C.

A spacious living room to the front of the property is flooded with natural light via a large, double-glazed bay window and additional arched window. A focal feature fireplace with polished hearth and mantel with electric fire adds warmth and charm to the room.

To the rear sits a traditional country style breakfast kitchen, fitted with a range of wall and base units, complementary work surfaces, and tiled splashbacks. Integrated appliances include an electric oven with four-ring gas hob and extractor above. There is space and plumbing for an undercounter dishwasher and undercounter fridge. A large stainless-steel sink enjoys pleasant views over the rear garden through a wide double-glazed window. A doorway leads through to a useful utility room, fitted with further wall and base units, space and plumbing for an automatic washing machine and tumble dryer, along with freestanding fridge and freezer. Access from here leads into the integral garage/store with up-and-over door, light and power laid on.

The formal dining room offers excellent space for family meals and entertaining, with sliding patio doors opening into a delightful conservatory. Fitted with UPVC double-glazed windows to three sides and stylish bi-fold doors leading directly onto the rear garden.

To the first floor, a central landing provides access to four well-proportioned double bedrooms. Bedrooms one and four enjoy a pleasant outlook over the rear garden, while bedrooms two and three face the front of the property.

The house bathroom is fitted with a modern white suite comprising low flush W.C., vanity wash basin with cupboard storage, panelled bath, and separate corner shower cubicle. Finished with part tiled walls, tiled flooring, and a contemporary chrome heated towel rail.

Externally, the property sits behind a block-paved driveway providing off-road parking for multiple vehicles and access to the integral garage/store. The front garden is attractively landscaped with a shaped lawn and well-stocked flowerbed borders, home to a variety of colourful plants and shrubs.

The private rear garden is predominantly laid to lawn with shaped flowerbeds, mature shrubs, and timber fenced and established conifer hedged boundaries. Two Indian stone flagged patio areas offer ideal spaces for outdoor entertaining and alfresco dining during the warmer months.

