



York Road, Tadcaster, LS24 8AF

- ORIGINALLY THE OLD POLICE STATION AND COURTROOM
- BOASTING WITH CHARECTER
- SOUGHT AFTER LOCATION
- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF STREET PARKING WITH GARAGE
- COUNCIL TAX BAND - D / EPC - 63

Offers Over £300,000



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DESCRIPTION

Hunters Wetherby are proud to present this charming piece of Tadcaster history with exceptional character.

Dating back to 1856 and formerly serving as the local police station and courtroom, this charming three-bedroom property is brimming with character and period features. Ideally situated in the popular market town of Tadcaster, the home offers spacious accommodation throughout, beautifully presented living spaces and a fantastic blend of traditional charm with modern living.

A welcoming entrance hallway features original-style stone flooring and provides access to a convenient cloakroom. Directly ahead is the spacious living room, boasting high ceilings and a feature stove, creating a warm and inviting space in which to relax and unwind.

The well-appointed kitchen offers ample storage and workspace, together with integrated appliances including an oven and dishwasher.

The impressive dining room provides an abundance of space for entertaining and everyday family life, with doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

One of the property's standout features is the fully fitted and finished cellar, which has been thoughtfully carpeted and decorated and is currently used as a fantastic cinema room. Additional cupboard space provides excellent storage, making this a versatile area with a variety of potential uses.

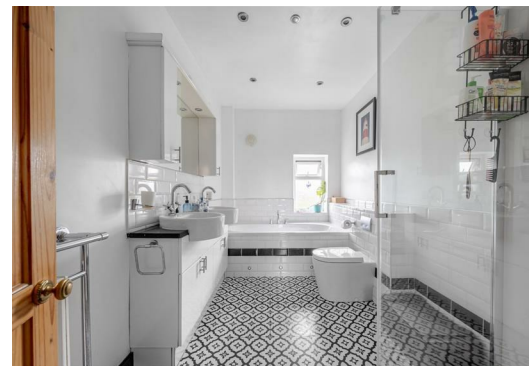
To the first floor are three well-proportioned bedrooms. The generous principal bedroom offers plenty of space, while the second bedroom is also well-sized. The third bedroom is currently arranged as a single room but would make an ideal home office, dressing room or child's bedroom depending on individual requirements.

The modern family bathroom is beautifully finished with attractive tiling and features a bath, WC, dual vanity sinks and a heated towel rail.

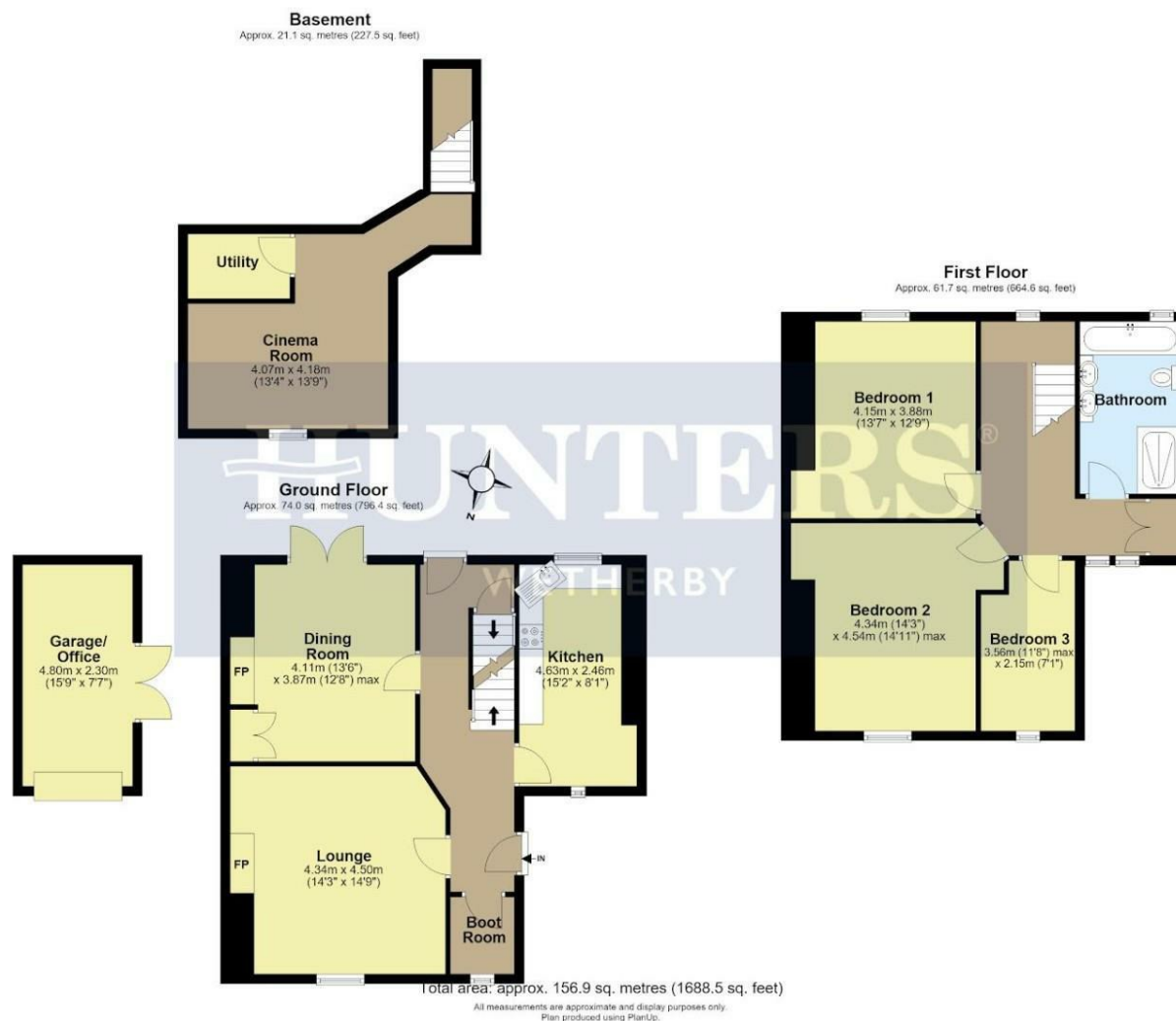
Externally, the property benefits from a spacious garden, providing an excellent area for relaxing, entertaining and enjoying outdoor life. The garden leads through to the garage, which has been cleverly converted for use as a home office, offering an excellent dedicated workspace away from the main living accommodation.

A truly characterful and versatile home, offering generous accommodation, fantastic additional spaces and a wonderful connection between its historic origins and modern-day living.

Tadcaster is ideally situated within the Lower Wharfe Valley, offering excellent commuter links via the A64, A1(M), M1 and the wider motorway network. The historic city of York is approximately nine miles away, with Leeds around fourteen miles. The town itself boasts a wide range of local amenities, including excellent primary and secondary schools, a variety of shops, a medical centre, swimming pool, sports centre, and a strong sense of community, making it an excellent location for families and commuters alike.







Viewings

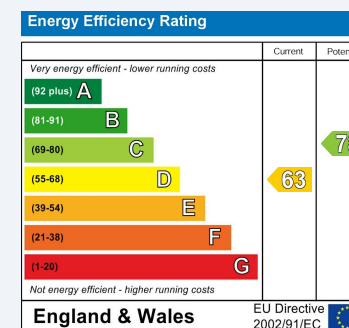
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.