



York Road, Tadcaster, LS24 8AR

- RENOVATED TWO BEDROOM MID TERRACE HOUSE
- REAR COURTYARD
- CLOSE TO AMENITIES
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER LOCATION
- EPC RATING - D / COUNCIL TAX BAND - B

Offers Over £210,000



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Situated on York Road in Tadcaster, this delightful property offers a perfect blend of modern living and traditional character, making it an ideal home for first-time buyers, small families, or those looking to downsize.

The recent renovations have transformed this home, featuring newly fitted carpets, and bathroom that adds a touch of elegance throughout.

The contemporary kitchen is fitted with a range of wall and base units. It comes equipped with an integral oven, gas hob, and extractor fan. An external door leads to the rear courtyard.

The spacious lounge through dining room serves as the heart of the home. This inviting area is perfect for entertaining friends and family, with ample space for gatherings and celebrations. The exposed brick fireplace adds a touch of warmth and character, creating a lovely focal point that enhances the room's charm. The lounge leads off to a spacious cellar, providing generous storage space.

The first floor features two generously sized bedrooms, each adorned with ornamental fireplaces that add a touch of elegance and charm. Completing this floor is the beautifully renovated bathroom, which has been fully re-plastered and finished with new wooden flooring. A window allows for plenty of natural light, creating a bright and airy feel. The bathroom is fitted with a bath and overhead shower, and a stylish vanity wash basin, ensuring both functionality and modern aesthetics.

Externally, to the rear of the property is the fully modernised patio courtyard. With in built seating, high fencing providing ultimate privacy, and the option to add a fire pit, this beautifully designed space offers the perfect setting for alresco dining or unwinding by the fire as we approach the autumnal months. The courtyard can be easily accessed through the gate and an external door leading from the kitchen.

York Road is located in the market town of Tadcaster and offers great access to Leeds and York, restaurants, public houses, shops, supermarkets and recreational facilities. The town lies within 1 mile or so of the A64 Leeds to York road, with York city centre approximately 10 miles away and Leeds city centre within 15 miles.





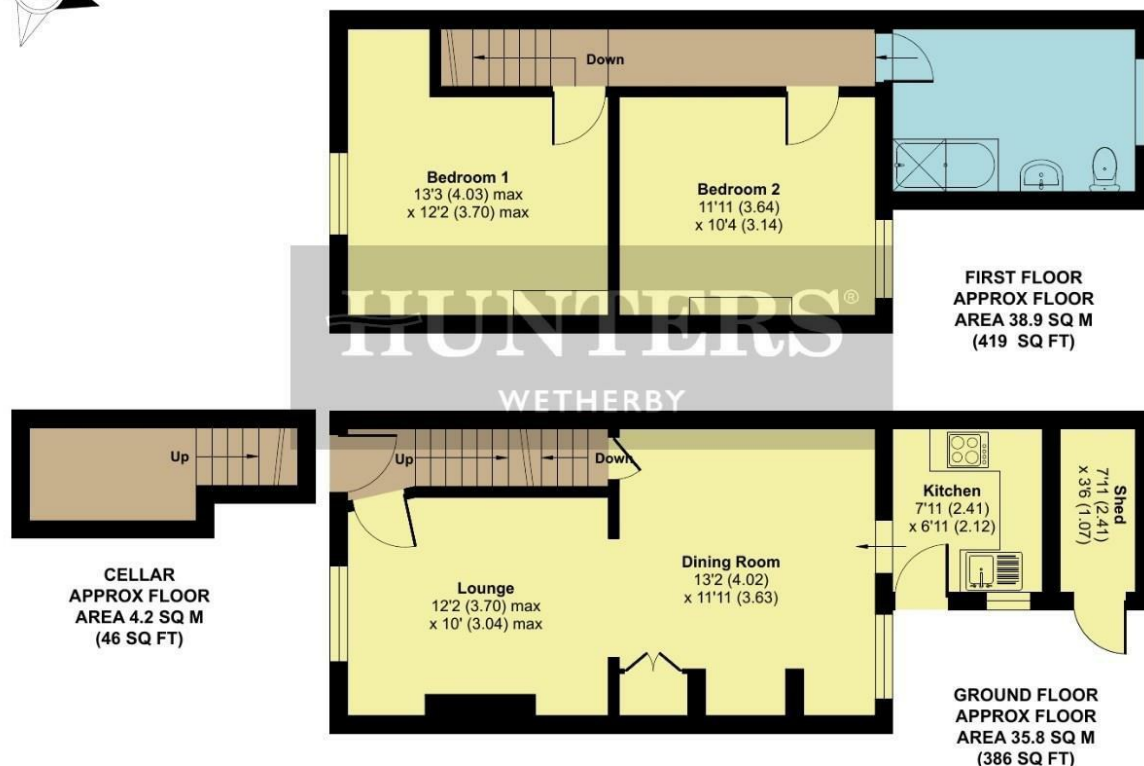
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Approximate Area = 851 sq ft / 79 sq m

Outbuilding = 27 sq ft / 2.5 sq m

Total = 878 sq ft / 81.5 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1252598

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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