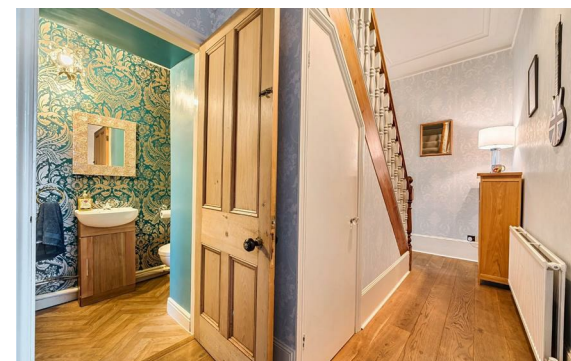




York Road, Tadcaster, LS24 8AF

- ORIGINALLY THE OLD POLICE STATION AND COURT ROOM
- LOTS OF CHARACTER
- OFF STREET PARKING WITH GARAGE
- PRIVATE REAR GARDEN
- FOUR BEDROOM SEMI DETACHED HOUSE
- COUNCIL TAX BAND- D/ EPC- D

£300,000



York Road, Tadcaster, LS24 8AF

DESCRIPTION

Hunters Wetherby are proud to present this four bedroom semi-detached house in the sought after location of Tadcaster!

This delightful four bedroomed period semi detached house is set a short distance from the town's facilities. This is a very historic property which was constructed in 1856, originally as the Police Station and Court room. The facilities were last used in this capacity in 1906 and since then has been converted into a private home. The property retains many original features including the original prison cell.

The ground floor briefly consists of a lounge, kitchen, dining room and downstairs w/c. The kitchen is fitted with wall and base units, extractor hood, gas and electric cooker point. The dining room has a lot of character due to this being the original prison cell which has been converted into a lovely place to enjoy time with guests. The well-proportioned lounge is full of good light due to the large window to the side of the home and features a period fire place which benefits from a recently installed log burning stove. The W/C has plumbing for a washing machine and also currently is home to the tumble dryer.

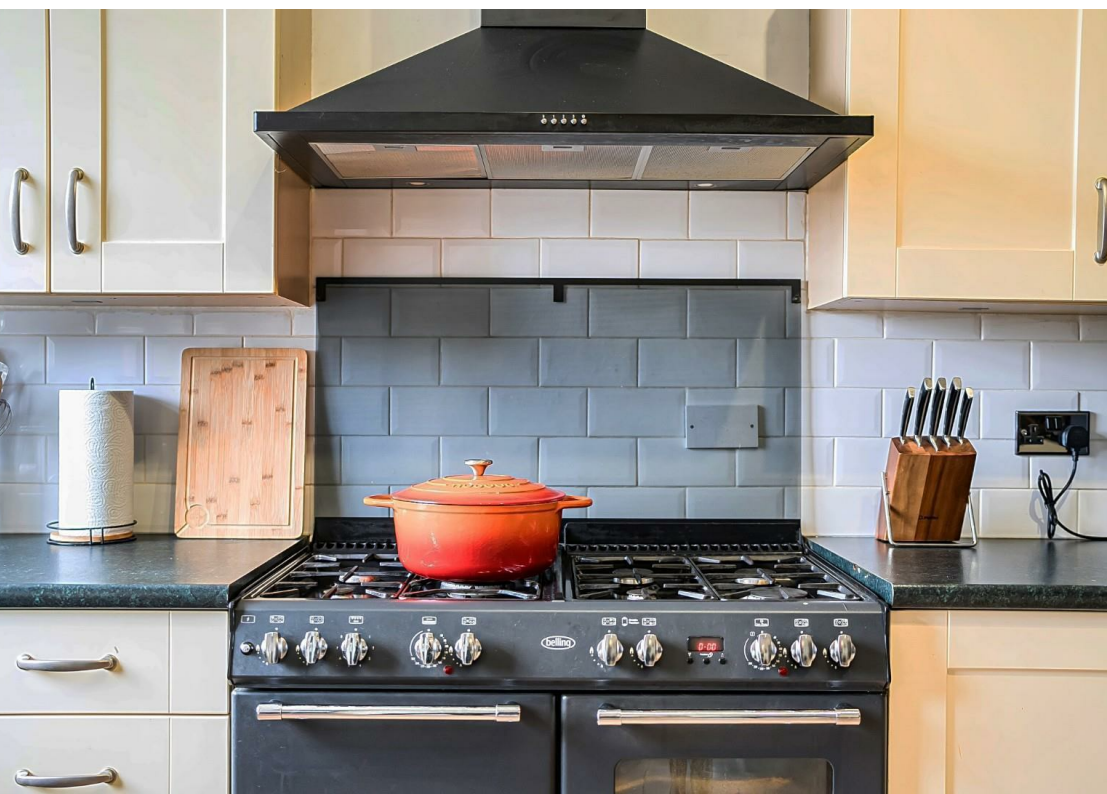
The first floor briefly comprises of four bedrooms and a house bathroom. Bedroom one is a well proportioned room. Bedroom two is also a great size and benefits from built in storage. The house bathroom consists of a double walk in shower with tiled walls, a free standing bath and built in storage.

Outside of the property to the rear is the gorgeous garden with a stone wall boundary, artificial grass and a raised decked area. The gate in the rear garden gives you access to the garage. The property also benefits from off street parking with space for multiple vehicles.

Tadcaster is a highly regarded neighbour hood on the southern fringes of the market town of Tadcaster close to an excellent choice of local schools including the highly regarded Tadcaster Grammar school. An excellent range of amenities is available in the town centre and the A64 provides excellent road links to Leeds, York and further afield.

**** AGENTS NOTE - WE HAVE BEEN ADVISED BY THE CURRENT OWNER THAT A NEW BOILER AND SMART HEATING SYSTEM WAS INTALLED IN JANUARY 2025*****



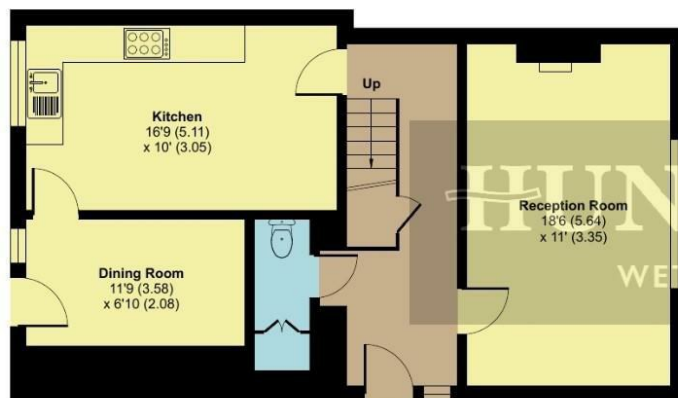




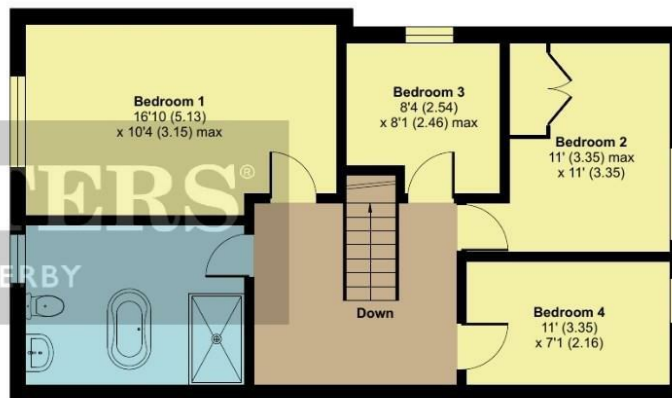
York Road, Tadcaster, LS24

Approximate Area = 1322 sq ft / 122.8 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 61.4 SQ M
(661 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 61.4 SQ M
(661 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1107795

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.

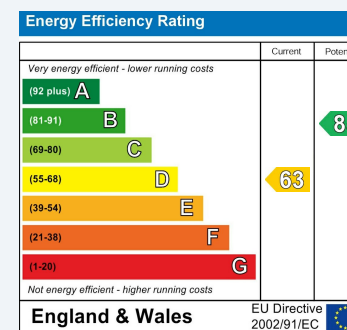


5a Market Place Wetherby, LS22 6LQ

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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.

