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109
Tadcaster Road, Dringhouses, YO24 1XA



A truly exceptional modern detached residence, 109 Tadcaster Road occupies a generous and beautifully landscaped plot in one of York's most sought-after locations. Offering over 3,000 sq ft of luxurious living space, this impressive five-bedroom home is complemented by expansive gardens, a double garage, and superb access to York city centre and the A64 outer ring road.

Set back from the road behind a sweeping gravel driveway, the property immediately impresses with its striking façade, manicured lawn, and mature planting. The driveway provides ample off-street parking and leads to the double garage.

Upon entering, a welcoming reception vestibule opens into a spacious entrance hall, where a timber staircase, cloakroom/WC, and views towards the rear garden hint at the generous proportions and elegant finishes throughout the home.

To the front of the property, a beautifully appointed living room features warm timber flooring, a large picture window, and bi-folding doors that lead through to the atrium-style garden room, a bright, airy space with further bi-fold doors that open onto the rear terrace, creating a seamless indoor-outdoor flow.

There are two further reception rooms on the ground floor. To one side of the garden room is a spacious family/games room, bathed in natural light from overhead skylights and a garden-facing window. To the other, the heart of the home: an impressive open-plan kitchen and dining room. The dining area opens into a beautifully fitted shaker-style kitchen featuring a comprehensive range of wall and base units, granite worktops, integrated appliances, and space for an American-style fridge/freezer. Beyond the kitchen lies a generous utility room with external access to the side garden.

Completing the ground floor is a flexible home office or sixth bedroom, ideal for guests or working from home.

Upstairs, the spacious first-floor landing leads to five double bedrooms. The master suite, positioned to the middle of the landing, is both spacious and stylish, benefiting from a private en-suite shower room. Two additional double bedrooms also enjoy their own en-suite facilities, while the remaining two bedrooms are served by a luxurious four-piece family bathroom, complete with a freestanding bath and a separate walk-in shower.

Externally, the landscaped rear garden offers a peaceful and private retreat, featuring expansive lawns, mature borders, and a large, paved patio. A standout feature is the covered pergola, ideal for alfresco dining, summer barbecues, or simply relaxing outdoors.

Offering contemporary comfort, timeless design, and a prestigious address, 109 Tadcaster Road is the ideal family home for those seeking space, style, and convenience in the heart of York.





- Impressive Modern Detached House
- Living Room, Garden Room, Family Room
- Superb Dining Kitchen. Separate Utility. Ground Floor WC
- Additional Ground Floor Bedroom or Office
- Exceptional Master Bedroom Suite
- Two En-Suite Double Bedrooms
- Two Further Bedrooms Served by House Bathroom
- Double Garage
- Landscaped Wrap Around Gardens with Terraces
- Prime Location Close to York City Centre and Outer Ring Road.

Guide Price £1,100,000

Tenure: Freehold

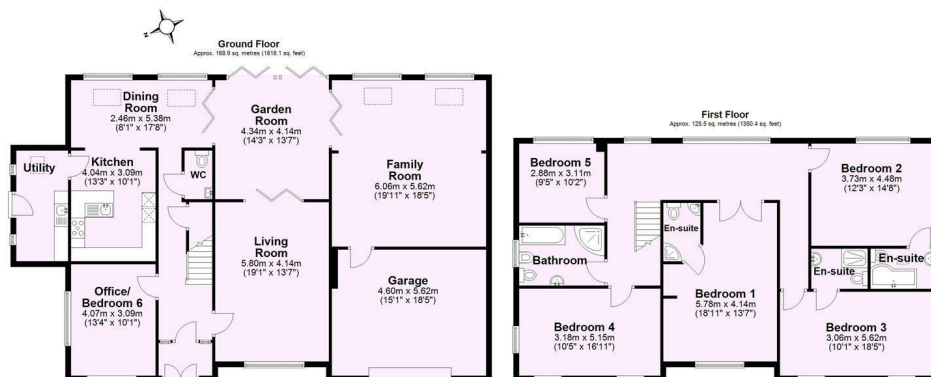
Council Tax Band: F





A stunning five bedroom detached home on the prestigious Tadcaster Road, offering over 3,000 sq ft of luxurious living, beautifully landscaped gardens, double garage, and exceptional open-plan kitchen. With three en-suites, multiple reception rooms, and seamless indoor-outdoor flow, this is the perfect blend of space, style, and location, just minutes from York city centre and the A64.





Total area: approx. 294.4 sq. metres (3168.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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