



The Old Coach House, 107c York Road, Tadcaster, LS24 8AU



Key Features

- Charming detached former coach house
- Two double bedrooms
- Living room with patio doors
- Dining room / bedroom three
- Well appointed dining kitchen
- Tiled shower room plus separate W.C.
- Mature lawned garden with established planting
- Detached single garage with light and power
- Private parking with gravelled driveway
- No onward chain



A charming and beautifully appointed former coach house, offering versatile living, a private courtyard setting and a delightful mature garden.





This attractive detached bungalow is approached via a side entrance porch, opening into a welcoming central hallway that sets the tone for the accommodation beyond. The living room is a particularly inviting space, centred around a gas fire and bathed in natural light, with double doors opening directly onto the courtyard and additional views across the garden.

To the rear, the dining kitchen is thoughtfully arranged with a range of fitted wall and base units alongside integrated appliances. A further door leads out to the courtyard, perfectly suited for outdoor dining and entertaining during the warmer months.

The property offers two well proportioned double bedrooms, both benefiting from fitted furniture, served by a tiled shower room. A separate W.C. provides additional practicality and useful storage, housing the central heating boiler. A further reception room, currently utilised as a dining room, offers excellent flexibility and could easily serve as a third bedroom, home office or snug if required.

A beautifully maintained lawned garden, framed by mature planting and established hedging, creates a wonderful sense of privacy and tranquillity. The private paved courtyard, accessible from both the kitchen and living room, forms a natural extension of the living space and is ideal for outdoor entertaining.

A gravelled driveway (with shared access) leads to the rear, where a detached single garage with light and power is positioned across the courtyard, alongside private parking.

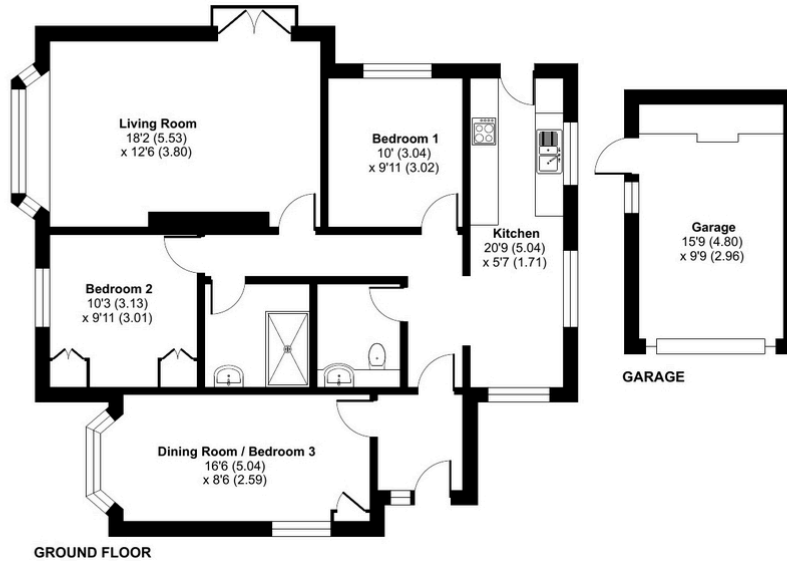
Situated within the highly regarded market town of Tadcaster, the property enjoys a peaceful yet convenient setting. A wide range of local amenities are within easy reach including supermarkets, independent shops, cafés, restaurants and well regarded schools, along with excellent transport links to both Leeds and York.

Services: Mains water, electricity, drainage and gas are understood to be connected.



York Road, Tadcaster, LS24

Approximate Area = 972 sq ft / 90.3 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1125 sq ft / 104.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricthecom 2025. Produced for Butler Ridge. REF: 1451673

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	74
(39-54)	E	65
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold

Council Tax Band: D

Council Authority: North Yorkshire Council

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