



HUDSON
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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

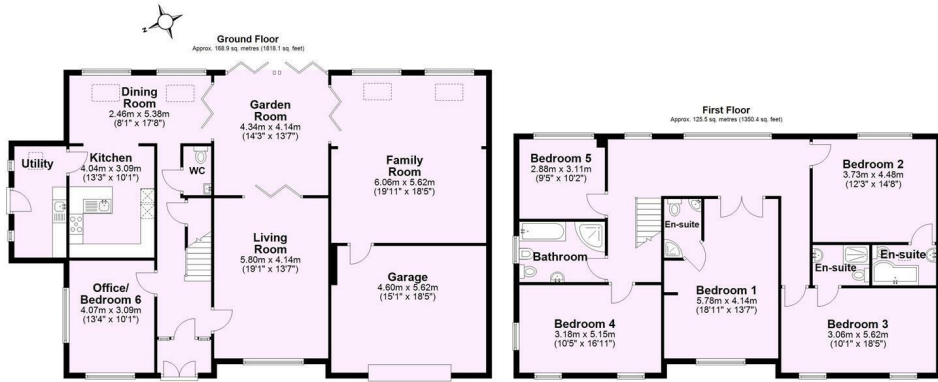
Tenure: Freehold

Council Tax Band: F







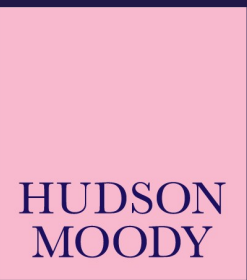


Total area: approx. 294.4 sq. metres (3168.5 sq. feet)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
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