

KOA TAURANGA ALLERSTON



Substantial detached dormer bungalow in need of full renovation, together with attractive grounds, garage and parking.

1,500 square feet of accommodation

Hallway – Sitting Room – Dining Room – Kitchen – Conservatory

Three bedrooms – Bathroom

Garage and off-street parking

Mature garden and grounds

NO ONWARD CHAIN

GUIDE PRICE £300,000

A substantial detached dormer bungalow, set on a mature plot, located on the edge of Allerston village with attractive open views to the rear.

Koa Tauranga forms the southernmost property in a small development of relatively new properties located on the edge of this semi-rural village. The property is in need of refurbishment and renovation throughout, but offers great potential to create a comfortable home, within a lovely plot in a well-regarded village.

The accommodation briefly comprises, entrance hall, cloakroom a spacious, double aspect sitting room, dining room, breakfast kitchen and sunroom at the rear. Three first floor bedrooms and the house bathroom. Mature gardens lie to the front and rear with an open aspect over farmland to the rear, a useful timber shed and adjoining sun porch. Integral garage and ample off-street parking on the driveway to the front.



Allerston is a pretty village just off the A170 Pickering to Scarborough Road. Pickering lies 6 miles to the west (approx) and Malton some 12 miles to the southwest. The village has a Church and Public House and is on a regular bus route. There is easy access from the south of the village to the A64 and Malton, where a railway station provides services to York and the mainline network.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Upvc glazed front door. Radiator. Telephone point. Stairs to the First Floor with understairs fitted cupboard.

CLOAKROOM

Low flush WC. Corner sink.

SITTING ROOM

6.25 m(20'6") x 3.98 m(13'1")

Feature fireplace with stone hearth and oak mantel. Casement windows to the front. Two radiators. Television point. Doors into the sunroom at the rear. Wall lights. Coving.



DINING ROOM

3.50 m (11'6") x 3.38 m (11'1")

Casement window to the front. Radiator. Parquet style floorboards.



BREAKFAST KITCHEN

3.61 m (11'10") x 3.37 m (11'1")

Fitted range of base and wall units incorporating single bowl stainless steel sink unit with mixer tap. Automatic washing machine point. Integrated fridge freezer.

Integrated electric oven. Upvc glazed door to the rear. Casement windows to the rear and side.

SUN ROOM

Upvc construction. Door into the garage. Pair of doors out to the garden.

FIRST FLOOR

Window to the rear. Fitted storage cupboard.

BEDROOM ONE

3.99 m(13'1") x 3.63 m(11'11")

Casement window to the side. Radiator. Eaves storage. Loft inspection hatch.

BEDROOM TWO

2.75 (9'0") x 2.71m(8'11")

Casement window to the front. Radiator.

BEDROOM THREE

2.30 (7'7") x 2.01m(6'7")

Casement window to the rear. Radiator.

BATHROOM

3.07 m(10'1") x 1.25 m(4'1")

Bath. Low flush WC. Pedestal wash hand basin. Casement window to the rear. Half tiled walls. Radiator. Electric wall heater. Electric light and shaver point.

OUTSIDE

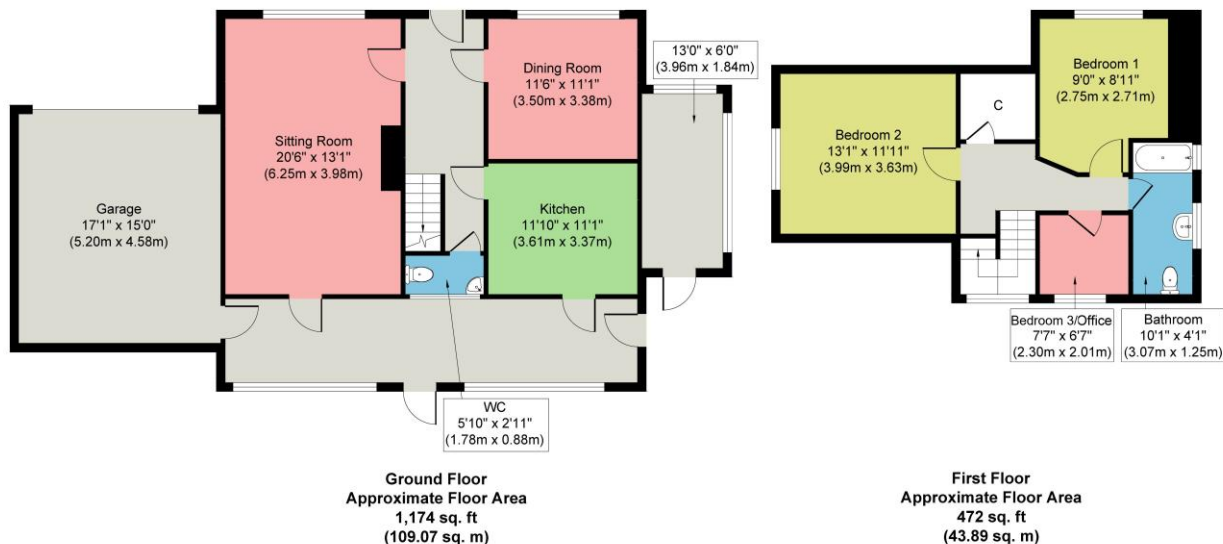
Mature gardens to the front and rear with a pleasant outlook over open farmland to the rear.



GARAGE

5.20 m(17'1") x 4.58 m(15'0")

Electric up and over door. LPG gas central heating boiler.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Services: Mains drainage & electric. LPG gas fired central heating. Water; private Allerston village supply.
EPC: Current E/40 Potential C/79
Council Tax: Band C.
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Viewing: Strictly by appointment with the Agent's Pickering office.
Post Code: YO18 7PG

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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