

THE CROFT CHURCH LANE, ALLERSTON



A spacious detached bungalow, peacefully located on the fringes of the village and set within a large and well-established plot.

1,119 ft² of accommodation.

Entrance hall, living/dining room, large breakfast kitchen with separate pantry, utility room, cloakroom, rear porch/garden room

Two ground floor double bedrooms – shower room - large first floor hobby room/occasional bedroom

Generous grounds with gardens to all sides

Large garage with workshop area. Ample private parking.

GUIDE PRICE £395,000

The Croft is the first property to be found on Church Lane and is peacefully positioned with attractive, open views over farmland to the rear and benefitting from a fine view to the front as the property stands in a slightly elevated position up for the street. Well cared for throughout, The Croft has had a number of significant improvements during the current owner's tenure, with a sizable extension to the rear and a stylishly refurbished kitchen fitted with granite topped units. The property is double glazed and is well presented throughout. Solar panel supplement the electric.

In all the accommodation amounts to 1,168 square feet which in brief comprises: entrance hall, a triple aspect living and dining room, breakfast kitchen with French doors opening out onto the garden, separate pantry, utility room and cloakroom. A large rear porch/garden room serves as a useful link through to the garage. There are two ground floor double bedrooms, ground floor shower room and upstairs is a hobby room/occasional bedroom.

The property is set within attractively landscaped grounds which have had a considered scheme of planting creating a vast amount of colour and interest. The gardens include a sheltered patio area to the rear, small orchard and a pretty lawned area with ornamental pond. There is ample parking on the smart block paved driveway to the front and within the large garage which has the benefit of a workshop area.



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 Pub and is on a regular bus route. There is direct access from the village straight up into Dalby forest, ideal for dog walkers and keen cyclists. To the south of the village there is good access onto the A64 and Malton, where a railway station provides services to York and the mainline network.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Oak front door with inset glazed pane. Casement window to the front. Laminate floor. Bespoke joiner made dresser fitted to the understairs area with drawers, shelving and display. Radiator. Coving.



LIVING & DINING ROOM

8.00 m (26'3") x 3.63 m (11'11")

Triple aspect room with a large picture window to the front, overlooking the garden and windows to the rear and side. Feature marble fireplace. Four radiators. Television point. Coving.



DINING KITCHEN

6.82 m (22'5") x 3.58 m (11'9")

Range of fitted base and wall units with honed granite worktops incorporating an inset sink unit with mixer tap and filtered water tap. Separate island unit. Integrated double electric oven. Integrated four ring hob with extractor overhead. Radiator. Integrated dishwasher. Coving. Recessed lights. Windows to the side and rear. French doors leading out to the garden. Wall lights. Walk in pantry with fitted shelving and storage.



UTILITY ROOM

2.46 m (8'1") x 1.80 m (5'11")

Floor standing oil boiler. Tiled floor. Casement window. Automatic washing machine point. Fitted storage

CLOAKROOM

1.50 m (4'11") x 0.80 m (2'7")

Low flush WC. Wash hand basin.

REAR PORCH/GARDEN ROOM

Doors out to the front and rear. Tiled floor. Access door into the garage.

BEDROOM ONE

3.87 m (12'8") max x 3.50 m (11'6")

Casement windows front. Range of mirror fronted wardrobes. Wall light. Radiator. Coving.

BEDROOM TWO

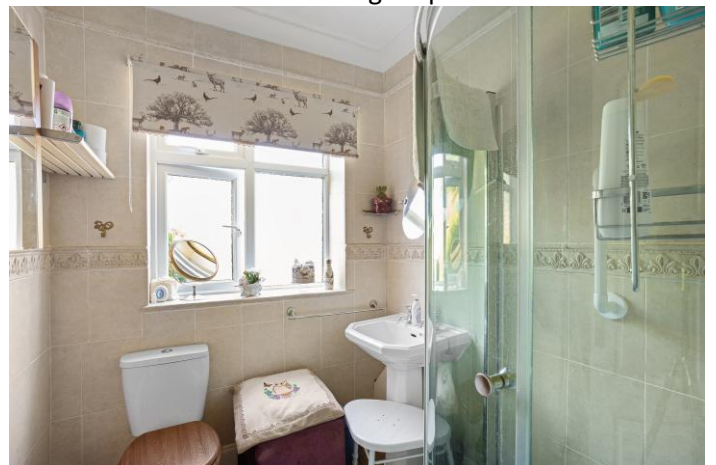
3.50 m (11'6") x 3.34 m (10'11")

Casement window to the side. Range of fitted wardrobes. Sink set into a vanity unit. Wall light. Radiator. Coving.

SHOWER ROOM

2.20 m (7'3") x 1.70 m (5'7")

Corner shower cubicle. Low flush WC. Pedestal wash hand basin. Tiled walls. Chrome heated ladder towel rail. Casement window to the side. Fitted storage cupboard.



FIRST FLOOR

HOBBY ROOM/OCCASIONAL BEDROOM

7.12 m (23'4") x 3.30 m (10'10")

Three velux roof lights, one to the front and two to the rear. Fitted desk and workbench. Laminate floor. Eaves storage cupboard.

GARDEN & GROUNDS

Positioned on the northeastern fringes of the village, The Croft sits within the centre of its plot. The gardens have been expertly landscaped and are varied, interesting and extremely well established.



Wide, well stocked herbaceous and flower borders flank the lawn, which wraps around the property to three sides. At the rear is a sheltered and very private patio area and within the grounds is a useful timber shed and summerhouse.



To the front there is plenty of parking on the block paved driveway and to the side of the garage is a small orchard, which also houses the oil tank.

GARAGE

10.00 m (32'10") max x 6.00 m (19'8") max

Electric up and over garage door. Electric light and power. Work benches. Window to the side. Overhead storage.

GENERAL INFORMATION

Services: Mains drainage and electricity.
Water via the Allerston private supply.
Oil fired central heating.
Solar panels supplement the electric.

Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.

Council Tax: D

Post Code: YO18 7PP

EPC Rating: Current C/80 Potential B/90

Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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.



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 misstatement. The measurements should not be relied upon for valuation, transaction and/or building 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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