

GLENROYD ALLERSTON



A mature semi-detached dormer bungalow, providing over 1,200 square feet of accommodation and situated within a large plot of 0.3 of an acre.

1,238 ft² of accommodation in need of some gentle updating throughout
Entrance hall, sitting room, breakfast kitchen, ground floor bedroom, house bathroom.

Two first floor bedrooms – large loft storage area.

Generous grounds with gardens front and back, range of useful timber buildings providing garaging, storage and workshop space.

NO ONWARD CHAIN

GUIDE PRICE £315,000

A semi-detached bungalow set within a large and versatile plot of 0.3 of an acre, occupying a pleasant position in the heart of this well-regarded village.

Glenroyd was built in 1969 as one of a pair of properties and sits upon a generous plot, with large grounds to the front, rear and side and a good range of useful timber buildings. The property would now benefit from a scheme of modernisation throughout but offers a great deal of potential for a new purchaser to put their own stamp on the property and create a comfortable and versatile home.

In all the accommodation amounts to 1,238 square feet which in brief comprises entrance hall, front facing living room, breakfast kitchen, ground floor double bedroom and a large main house bathroom. Upstairs are two further double bedrooms and a large loft storage room. Adjoining the kitchen is the rear porch and boiler room which houses the oil-fired boiler, replaced in 2023.

The property is set within an unusually large plot which measures a third of an acre in total. To the front the house is set well back from the village street, with a lengthy driveway to the side winding around to the rear garden where there is ample parking. The grounds are largely laid to lawn and faces west to the back and has a sunny and sheltered lawned garden in addition to a neat front garden. There is a large timber workshop, garage and storage buildings.



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 HALLWAY

Front door. Stairs to the first floor with an understairs cupboard. Radiator.

DINING KITCHEN

5.46 m (17'11") x 2.66 m (8'9")

Fitted units incorporating one and half bowl sink unit. Integrated electric oven and hob. Washing machine point. Radiator. Casement windows to the rear and side. Original back door. Coving.



SITTING ROOM

5.20 m (17'1") max x 4.23 m (13'11")

Casement window to the front. Open fire. Two radiators. Television point. Wall light point.



BATHROOM

3.56 m (11'8") x 2.72 m (8'11")

Bath. Low flush WC. Pedestal wash hand basin. Radiator. Casement window to the rear. Range of fitted storage and linen cupboards.



BEDROOM ONE

3.96 m (13'0") x 3.40 m (11'2")

Casement windows front and side. Radiator. Coving.



GARDEN & GROUNDS

Glenroyd sits within a large, well-established plot, with an attractive elevated position and a small garden to the front. The majority of the grounds lie to the side and rear and in all measures 0.3 of an acre.

The driveway runs in from the south and round to the back which extends to a large grassy area, upon which stands a substantial timber garage building, timber shed and an additional single garage, all with electric light and power. To the southern edge of the plot stands a further area of ground, ideal for any buyers keen to create a vegetable or soft fruit garden.



FIRST FLOOR

LANDING - Large loft storage room.

BEDROOM TWO

4.80 m (15'9") x 4.26 m (14'0")

Casement window to the front. Eaves storage. Radiator.



BEDROOM THREE

3.96 m (13'0") x 3.00 m (9'10")

Casement window to the side. Fitted over stairs cupboard. Radiator. Loft inspection hatch.





Ground Floor
Approximate Floor Area
764 sq. ft
(70.97 sq. m)

First Floor
Approximate Floor Area
474 sq. ft
(44.03 sq. m)

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 and electricity. Water via the Allerston private supply. Oil fired central heating.
 Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.
 Council Tax: C
 Post Code: YO18 7PJ
 EPC Rating: Current E/49 Potential C/71
 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.

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