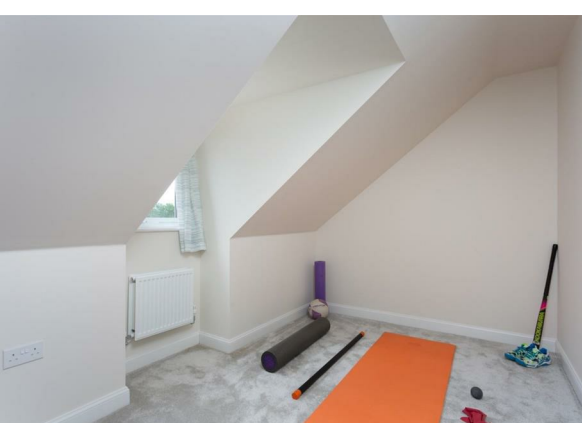
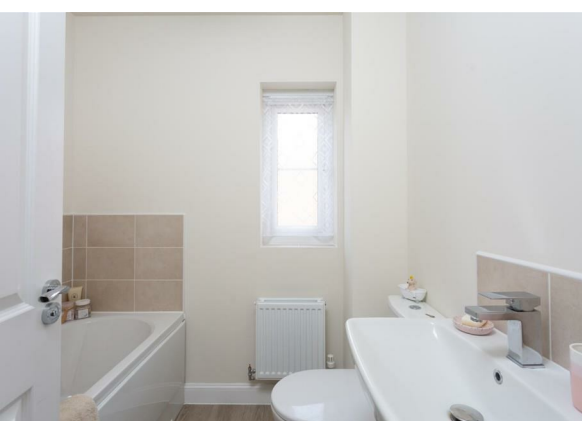




Peregrine Avenue, Boroughbridge Guide Price £325,000

*** NO FORWARD CHAIN ***

A wonderfully presented semi-detached modern home set across three floors and positioned on this highly popular development. The property has fabulous views to the front aspect and benefits from the remainder of the builder's 10 year warranty.



Accommodation

The property is entered into the central hallway which benefits from a convenient downstairs WC and has a large storage cupboard.

The kitchen is located towards the rear of the property and has both base and wall storage units with laminate worktops and a range of integrated appliances including oven, four ring gas hob, fridge/freezer, dishwasher and space for a washing machine. The kitchen has a convenient understairs storage cupboard as well as ample space for a freestanding dining table and French doors which lead out to the rear garden.

Also located on the ground floor is a useful home office which could be used as a downstairs bedroom.

Stairs from the central hallway lead up to the first floor landing. The sitting room is located on the first floor which is spacious in size and enjoys pleasant views to the front elevation.

Bedroom one is also located on the first floor and is a generous double bedroom which is served by a modern ensuite shower room.

To the second floor are a further two double bedrooms and the house bathroom which comprises a three-piece suite including bathtub, low flush WC and wash hand basin with mixer tap.

To The Outside

To the outside the property has an enclosed rear garden which is predominantly laid to lawn. There is also a stone flagged patio area immediately to the rear of the property and gated side access. The property has a small low maintenance front garden and a brick paved driveway to the side of the property providing ample off street parking. There is also an EV car charger.

Energy Efficiency

The property's current energy rating is B (85) and has the potential to be improved to an EPC rating of A (95).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

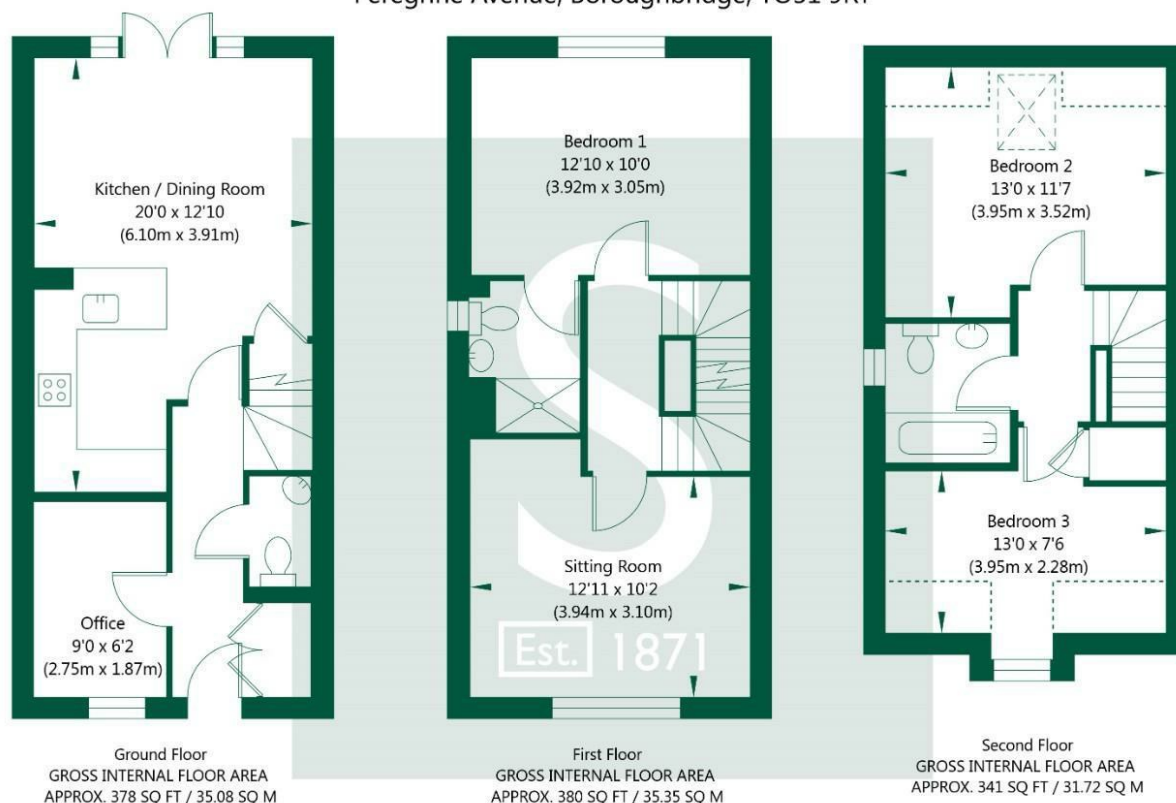
Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: D - North Yorkshire Council

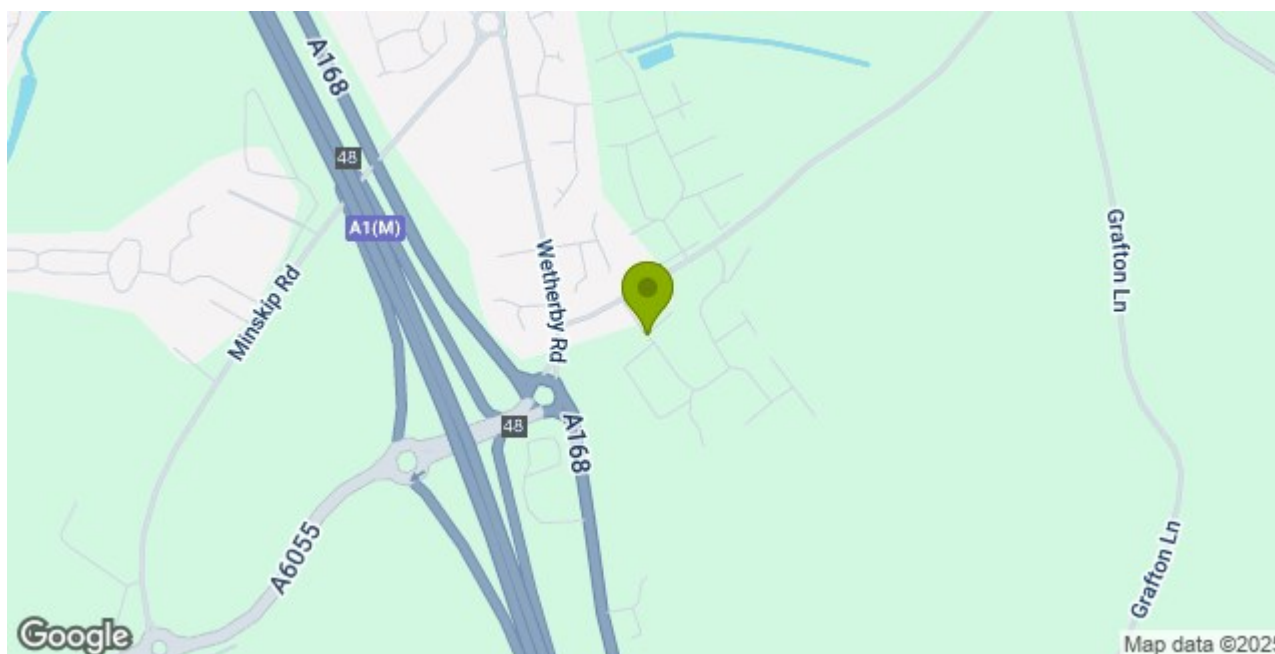
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

Peregrine Avenue, Boroughbridge, YO51 9RT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1099 SQ FT / 102.15 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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