



PEREGRINE SQUARE

BRAYTON | SELBY YO8 9SG





Welcome to Peregrine Square. Built in 2018, this four bedrooomed, detached house has 5 years remaining on its NHBC certificate and offers a family a modern home with warranties.

Stepping over the threshold and into the generous hallway with its staircase to the first floor, ground floor cloaks/W.C and storage cupboard. Thick grey carpet stretches out underfoot linking the hall and lounge seamlessly.

French doors open into the well-proportioned lounge with generous square window. You can imagine yourself curling up here with the family as Autumn draws in.



This generous kitchen is perfect for the keen cook.

Beautiful, off-white units with grey stone effect work-surfaces and upstands provide plenty of storage. Integrated appliances include a fridge and freezer with space for a dishwasher and a washing machine. Built-in cooking facilities include an Electric Oven/Grill, Gas Hob with Chrome Cooker Hood over. A Stainless-Steel Sink Unit with mixer tap over and tiled flooring and splash-backs. A rear window allows views over the garden whilst doing the chores.

The Dining Area has generous French doors, leading out onto the rear garden.





Upstairs, you will find the Principal Bedroom to the front of the property which currently hosts a 'Super King' sized bed. The modern en-suite shower room boasts a generous sized shower, close coupled W.C. and pedestal wash hand basin.

There are a further three 'double' bedrooms.

The modern family Bathroom has a panel bath, pedestal wash hand basin and W.C. Partially tiled walls and floor, window to the rear elevation and an extractor fan.

The loft has also been boarded out with attached loft ladder access.



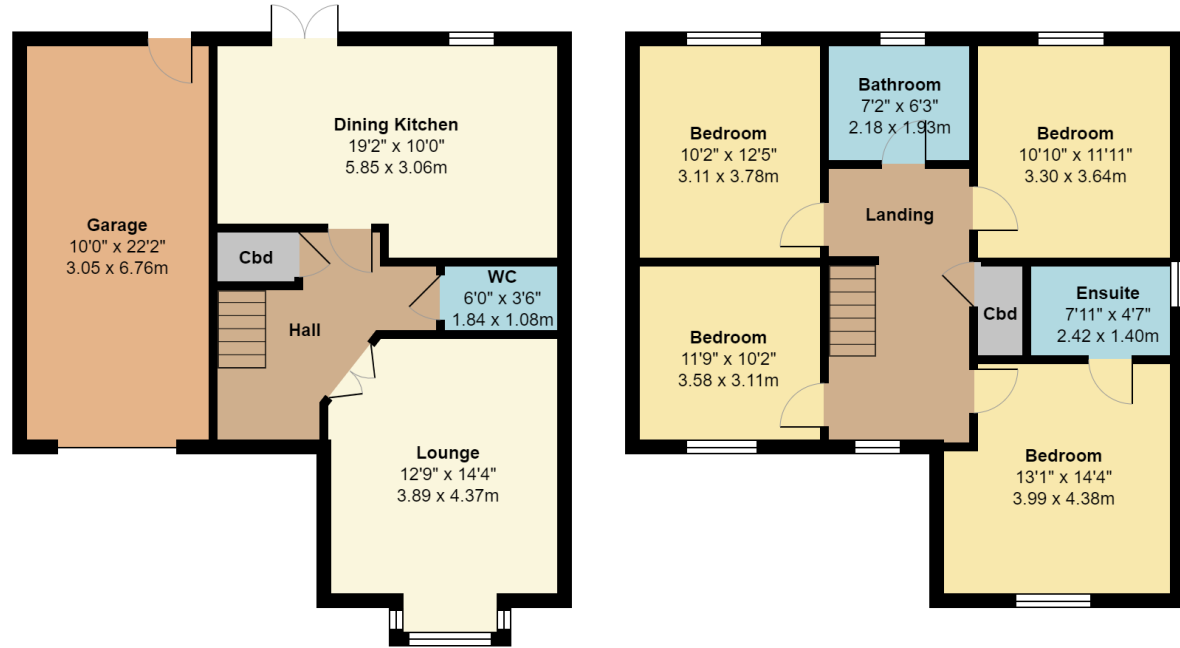


Outside: To the front of the property is a generous, double width Tarmac driveway which leads up to the front of the integral garage and front entrance door. An open plan lawned area is situated at the front of the house with mature shrubs set either side of the square bay window. An Indian Stone path leads from the driveway, down the side of the garage to the rear garden.

At the rear of the property is a generous sized, East facing garden, which is mainly laid to lawn, with generous Indian Stone patio area, perfect for entertaining and eating alfresco. As the nights draw in, the paved patio area at the bottom of the garden is the perfect place to enjoy the evening's rays.

Agents Note: Under Section 21 of The Estate Agents Act 1979, we would like to inform you that this property is owned by a relative of a member of Financial Options staff.

FREEHOLD Council Tax Band 'E' EPC Rating 'A' Gas Central Heating



All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



24 Finkle Street, Selby, North Yorkshire YO8 4DS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the

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