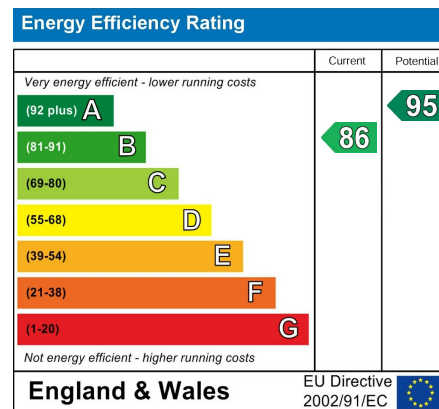


Floor Plan



Energy Performance Certificate



Directions

Proceed towards Boroughbridge and the property is situated on the Harclay Park development. Proceed down Brigante Place and turn first right into Peregrine Avenue where the property is easily found on the right hand side.

Council Tax Band D Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers Over £360,000

22 Peregrine Avenue, Boroughbridge, YO51 9RT

4 Bedroom House - Semi-Detached

\*\*\* REDUCED FOR A QUICK SALE \*\*\*

A three floor four bedroom semi detached house with single detached garage, private parking areas and an enclosed garden located on the fringe of Boroughbridge. No chain involved



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

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With gas fired central heating, double glazed windows and the balance of a 10 years builders guarantee this property forms arguably one of the picks of the development. The property has a stunning open aspect to the front over commonly maintained, rest areas and a wildlife pond.

The property features: reception hall, guest wc spacious lounge with a walk in bay that opens up into the enclosed gardens. There is a fitted dining kitchen with integrated appliances.

At first floor there are three bedrooms and a house bathroom.

On the top floor there is a stunning spacious master bedroom suite with useful storage areas and ensuite shower room.

There is a side private driveway and single detached garage with up and over entrance door. The garage also has electric light and power.

Boroughbridge is a popular town with a good range of shops, schooling options, and an excellent roadwork connecting the traveller and commuter to Harrogate, Leeds, York and London.

