



22 Peregrine Avenue, Boroughbridge, North Yorkshire, YO51 9RT

£325,000

Offers Over

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A modern and beautifully presented four-bedroom semi-detached house providing spacious accommodation over three floors, with attractive garden and garage, situated in a delightful position on this popular development overlooking green space and wildlife pond, whilst being situated in this convenient location close to the amenities of Boroughbridge.

This excellent property provides good-quality, modern accommodation and has the benefit of the remainder of a 10-year builder's guarantee.

On the ground floor, there is a modern kitchen together with a large open-plan sitting / dining room with glazed doors leading to the garden. There is also a downstairs WC. Over the upper two floors there are four bedrooms, a modern bathroom and en-suite shower room. A driveway provides parking and leads to a single garage, and there is an attractive rear garden.

The property is situated just a short distance from the excellent amenities within Boroughbridge town centre which includes a variety of shops, pubs and restaurants is well served by excellent local schools and is convenient for the A1(M), with easy access to Harrogate, Ripon, Leeds, York and beyond.





GROUND FLOOR ENTRANCE HALL

DINING KITCHEN

With a range of modern fitted units, gas hob, electric oven and integrated appliances.

SITTING / DINING ROOM

A spacious reception room with space for sitting and dining areas. Walk-in bay window with glazed patio doors overlooking the garden.

CLOAKROOM

With useful downstairs WC and washbasin.



FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor.

BATHROOM

A modern white suite comprising WC, washbasin and bath.

SECOND FLOOR BEDROOM

A very good-sized main bedroom occupying the entire second floor, with fitted wardrobes and storage.

EN-SUITE SHOWER ROOM

A modern suite with WC, washbasin and shower.

OUTSIDE

A driveway provides parking and lead to a single garage. There is an attractive rear garden with lawn and patio.



Tenure - Freehold

Council Tax Band - D





Total Area: 114.6 m² ... 1234 ft²
 All measurements are approximate and for display purposes only.
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