

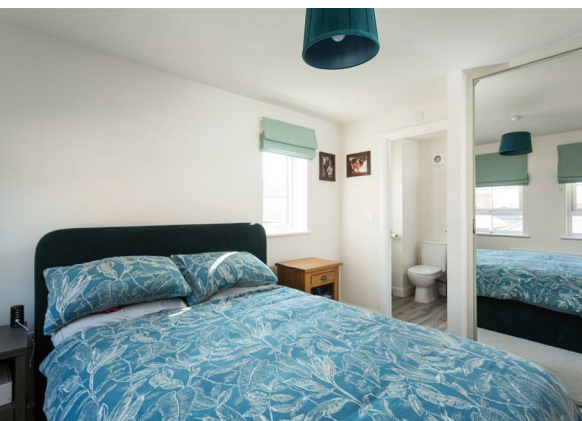


Peregrine Avenue, Boroughbridge £1,750 Per Month

Stephensons are pleased to offer for rent this beautifully presented modern detached family home situated in the popular market town of Boroughbridge. Offered for rent unfurnished with four sizeable double bedrooms an early viewing is strongly advised.



The property is entered via a composite front door into an entrance hall benefiting from two useful storage cupboards and a ground floor WC. Doors from the entrance hall lead off to the living room and kitchen respectively. The dual aspect living room is well proportioned and boasts a stylish electric fire and a media wall with 65 inch tv.



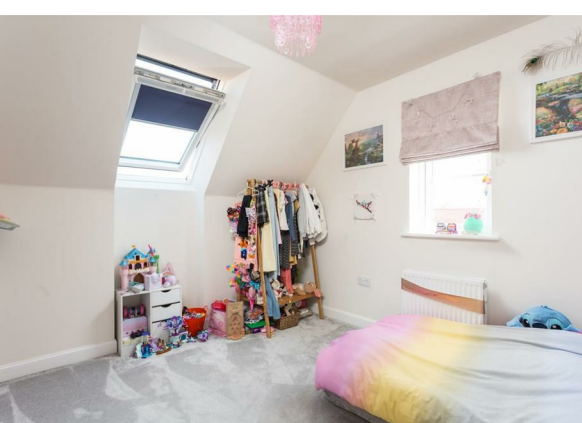
The dining kitchen benefits from the Barrett's Pearl range of kitchen with stylish wall and base units as well as built in AEG fridge freezer, washer, dishwasher, wine fridge, double oven and gas hob. There is also ample space for a family dining table. Patio doors lead off the kitchen to the garden.

To the first floor are two well proportioned double rooms and a house bathroom. The master bedroom, which boasts its own individually controlled heating, is a dual aspect room with stylish en-suite briefly comprising a large walk-in shower, pedestal wash basin and low flush wc.



Bedroom two is another dual aspect double room. The first floor is completed by the house bathroom which briefly comprises a panelled bath, with shower over, pedestal wash basin and low flush wc.

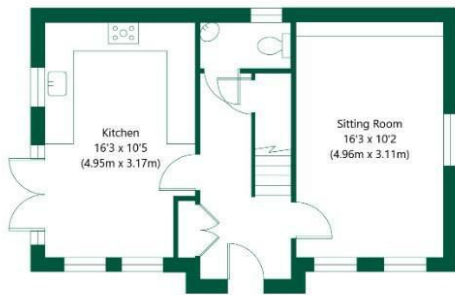
To the second floor are two further dual aspect double rooms, both boasting Velux windows with blackout blinds, and a further house shower room. The stylish shower room briefly comprises a walk-in shower, pedestal wash basin and low flush wc.



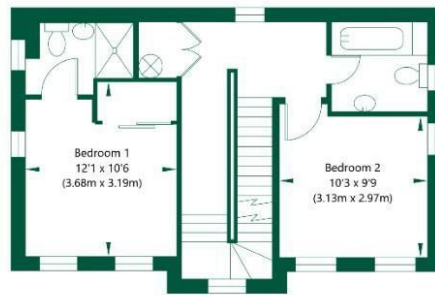
To the outside the property benefits from a driveway offering ample parking for two cars, which in turn, leads to a detached single garage with power and lights. The rear garden has been beautifully landscaped and with a sizeable patio, as well as a manicured lawn, surrounding flower beds and outside lighting.



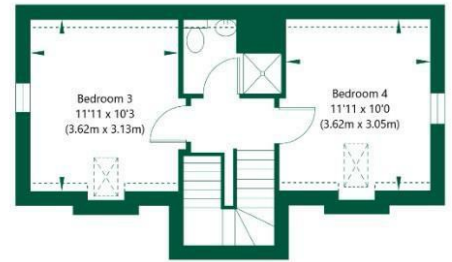
Peregrine Avenue, Boroughbridge, York, YO51 9RT



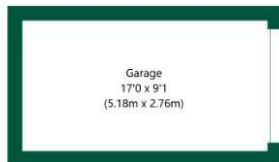
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 457 SQ FT / 42.5 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 461 SQ FT / 42.83 SQ M

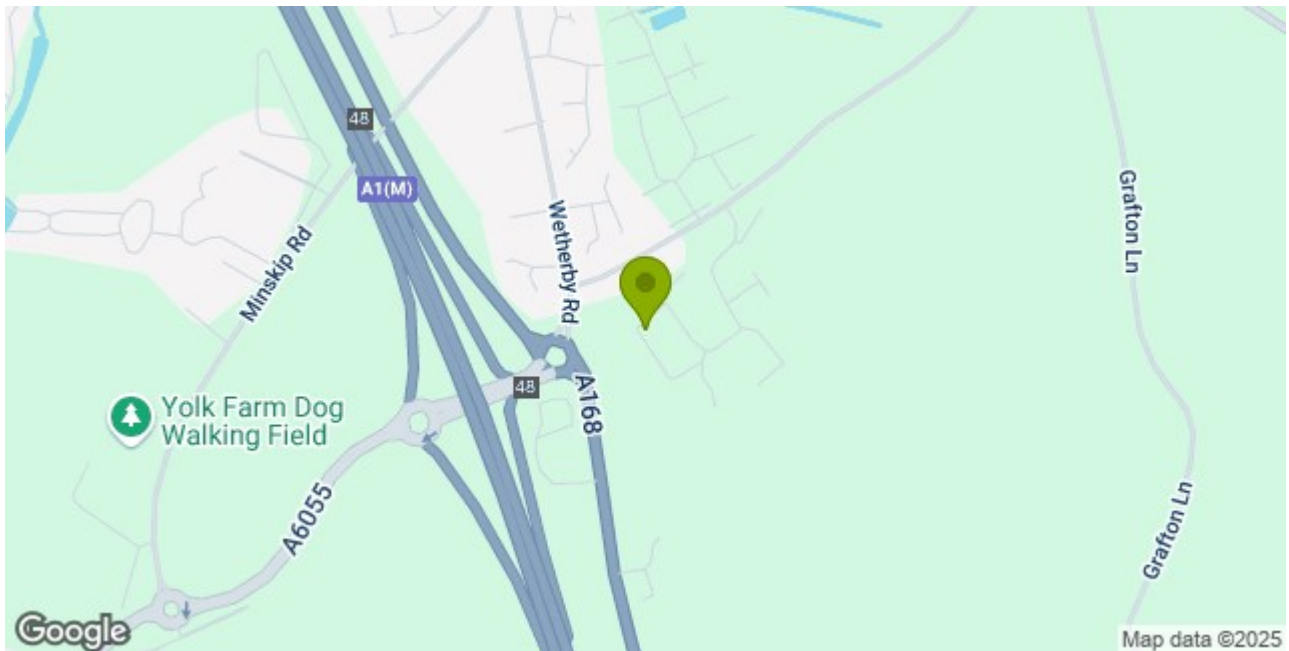


Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 356 SQ FT / 33.04 SQ M



Garage
17'0 x 9'1
(5.18m x 2.76m)

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1274 SQ FT / 118.37 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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