



23 PEREGRINE AVENUE  
Boroughbridge



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 23 PEREGRINE AVENUE

Boroughbridge, YO51 9RT

Offered for sale with NO CHAIN a fabulous four bedroom two bathroom modern semi detached house positioned in a delightful convenient location with views over a wildlife pond, gardens and garage.

## ACCOMMODATION

Modern semi detached home  
Four bedrooms  
Two bathrooms  
8 years remaining of NHBC guarantee  
Garage and garden  
Lovely views to the front  
Immaculate throughout  
Bespoke built in storage



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## 23 Peregrine Avenue

Offered for sale with NO CHAIN, 23 Peregrine Avenue is a super four bedroom executive home positioned over three floors with delightful views to the front, garden to the rear and detached garage. Beautifully presented throughout the home has been enhanced by the current owners with additions such as fabulous bespoke built in storage in the master suite, additional tiling in the house bathroom and paving and patio in the rear garden. With the benefit of the residue of a build guarantee, the property briefly comprises:

To the ground floor:

Entrance Hall, Cloakroom/w.c, fitted modern kitchen with a range of integrated appliances, large sitting room with French doors leading out to the patio and enclosed rear garden.

To the first floor:

Landing with airing cupboard, two double bedrooms and further bedroom currently used as an office, house bathroom which has been improved by the current owners with additional tiling.

To the second floor:

Large master bedroom suite with bespoke built in storage and wardrobes, ensuite shower room, further storage cupboard.







### Outside

To the front of the property a path leads to the front door and there is a compact lawn area. A driveway provides off street parking and this leads to the detached garage which has power and light and EV charging point.

To the rear of the house is an enclosed garden with side pedestrian gate, paved path and patio and good sized lawn.

### Situation and Amenities

Situated in a delightful position on this popular development opposite green space and wildlife pond, whilst being situated in this convenient location close to the amenities of Boroughbridge.

The superb 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.

### The Appeal of our Home - The Owners Insight

#### Services and Other Information

All mains service are connected to the property. The owners have installed a Hive central heating system controlled via mobile phones.



## Local Authority and Council Tax Band

North Yorkshire County Council

Tax Band D

## EPC

B Rating

## Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

## Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

## What3Words

///sheds.golf.animator

## Viewings

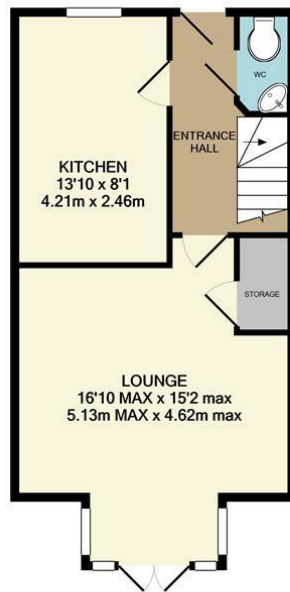
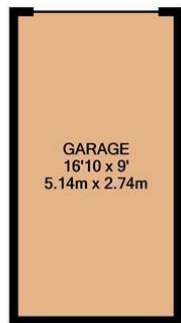
Strictly by appointment with GSC Grays 01423 5920500

## Disclaimer

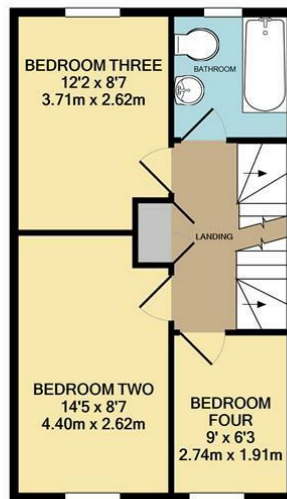
GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.





GROUND FLOOR  
APPROX. FLOOR  
AREA 581 SQ.FT.  
(54.0 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.3 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1218 SQ.FT. (113.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

