



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



23

23 Fairfield, Thirsk, YO7 1FD  
Price Guide £227,500



An excellent opportunity to purchase this well-appointed and modernised bungalow, offering peace of mind with all major upgrades completed within the last two years, including electrics, heating, kitchen, and bathroom. The property requires only personal décor choices and benefits from pleasant gardens and ample parking.



## The Property

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On entry into this home, through a side door into the kitchen, there is a modern arrangement of fitted base wall units with a quartz effect finish to the work surfaces. With a host of integrated appliances, there is also a fixed table allowing the space to be utilised as a breakfast room. The living room, to the front elevation, has a panel effect main feature wall, large double glaze window to the front elevation allowing ample natural light into the room and the room has been finished with cream carpets.

To the rear elevation of the home, there are two bedrooms with the main bedroom having a panel effect feature wall and space for fitted furniture and wardrobes. The second bedroom is a comfortable single room and is ideal for those who may have occasional guests or indeed require a craft room or study.

The shower room, accessed via the central hall, is well designed allowing ease of access to a double shower and there is also a fitted vanity unit with storage, a wash handbasin sink and also w.c. Finishing this room is a chrome towel ladder radiator and also window to the side.

Externally, the front gardens are laid to lawn with an extended drive and a hedge border. As the drive runs for quite some distance, this will easily accommodate a number of cars or perhaps storage for a small caravan. The rear garden has been laid to lawn with a small border running around the perimeter. There is also a gravel seating area and this is the ideal opportunity for those wishing to design a garden to their requirements. Dependant on the agreed sale price, there may be a summer house and also timber shed- with electric- included within the sale.

The property is Freehold  
Council: North Yorkshire  
Tax Band: B

EPC: C

EPC Link

<https://find-energy-certificate.service.gov.uk/energy-certificate/2047-0323-3795-4917-1487>

## The market town of Thirsk

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town's market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary's, Cundall Manor, Ampleforth, and Queen Ethelburga's, within a 20-mile radius.

## Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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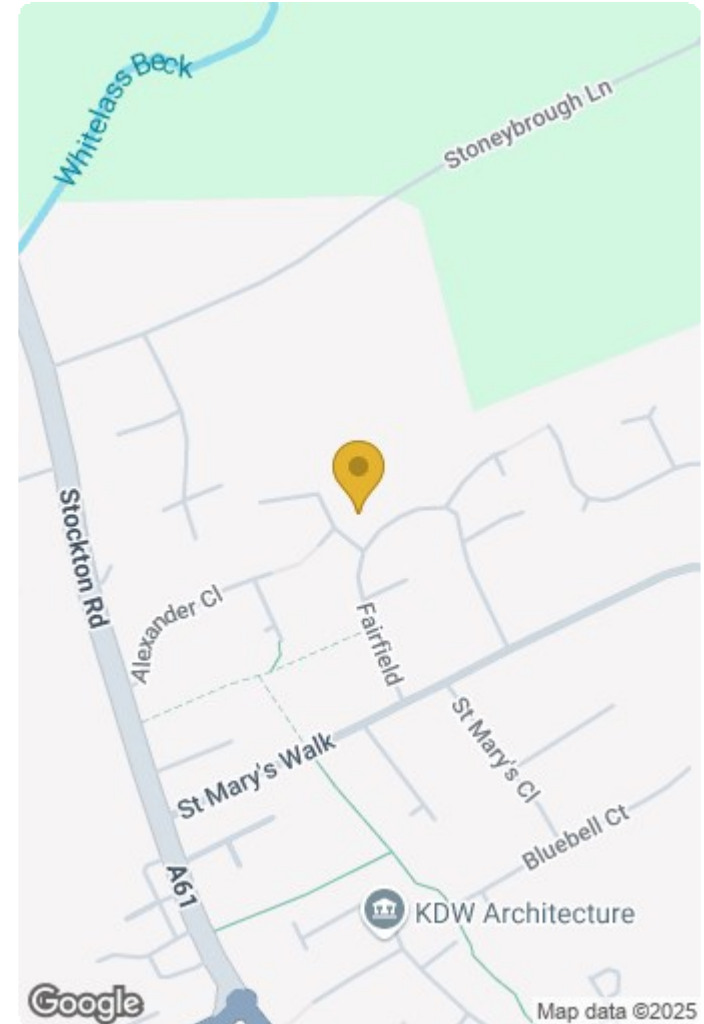
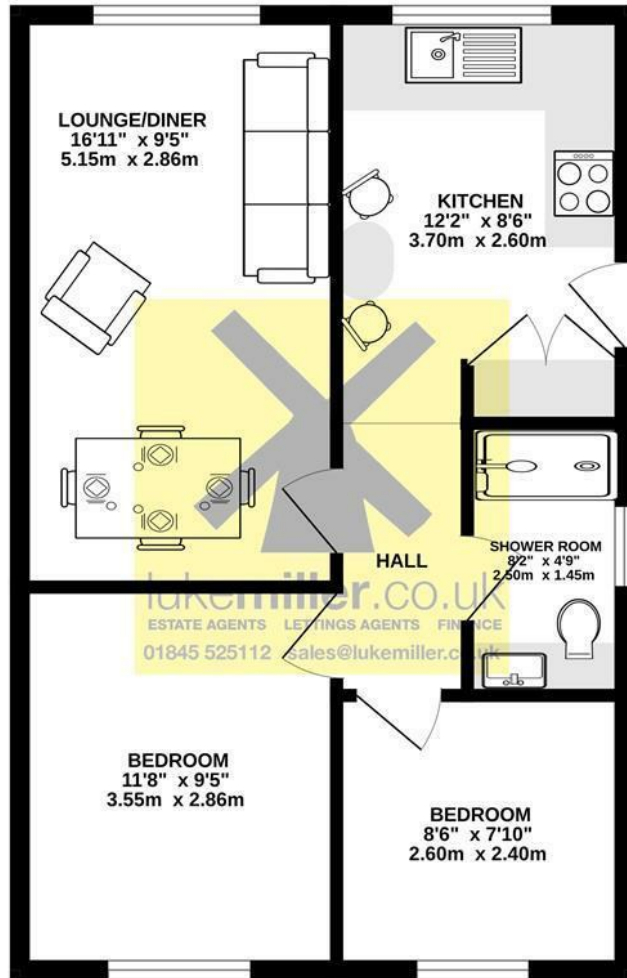








GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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