



**James Winn**  
**Estate Agents**

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### **37 Fairfield, Thirsk YO7 1FB**

This well presented CHAIN FREE two bedroom, semi detached bungalow on Fairfield, Thirsk, must be seen to be appreciated. Located in the popular St Marys Walk area of Thirsk the property is nestled among a number of other similar bungalows in a quiet, peaceful part of town. Internal accommodation consists of a spacious lounge, kitchen breakfast room, central hallway, two double bedrooms, a house bathroom and an added well-sized conservatory. Externally the property offers lawned gardens front and rear with ample off street parking leading to a detached single garage. Gas central heating and UPVC double glazing is present throughout, as expected. EPC rating C, council tax band B.

**£245,000**

### LOCATION

Situated within walking distance of the town centre on a well regarding road comprised mainly of bungalows. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

### DIRECTIONS

Leaving Thirsk via Millgate proceed through St. James Green and take the left hand turn onto Stockton Road. Take the right hand turn onto St Marys Walk and take the left hand turn onto Fairfield, the bungalow is situated on the left hand side.

### THE ACCOMMODATION CONSISTS OF

#### LOUNGE

17'1" x 9'8" (5.21 x 2.95)

With front facing UPVC double glazed window and radiator.



**KITCHEN BREAKFAST ROOM**

12'0" x 8'1" (3.66 x 2.47)

With side facing UPVC window & door, front facing UPVC double glazed window, range of base, wall & drawer units, worktops over, tiled splashback, stainless steel sink & drainer, plumbed for washing machine, breakfast bar and radiator.



**CONSERVATORY**

9'4" x 16'0" (2.87 x 4.88)

With UPVC double glazing, pitched roof, rear facing UPVC double glazed French doors and electric radiator.



**BEDROOM ONE**

11'11" x 9'8" (3.64 x 2.97)

With rear facing UPVC double glazed window, fitted wardrobe and radiator.



### BEDROOM TWO

8'9" x 8'0" (2.69 x 2.46)

With rear facing UPVC double glazed window & door and radiator



### SHOWER ROOM

7'10" x 4'10" (2.40 x 1.49)

With side facing UPVC double glazed window, low level WC, vanity wash hand basin, shower cubicle and radiator.



**EXTERNALLY**

With lawned gardens front and rear, rear patio area and off street parking leading to single garage.



## CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

## MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## GROUND FLOOR

