



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

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

We are delighted to present to the market for sale this semi detached bungalow situated in a popular residential part of Thirsk within walking distance of the town centre. The property offers accommodation to include a modern fitted kitchen, a lounge, a conservatory, an inner hall, two bedrooms and a bathroom/ w.c. with white suite. To the exterior of the property there is a front garden with large driveway providing parking for several cars extending to the rear, an attractive rear garden, a summer house/ craft cabin and a detached garage. With the added benefits of upvc fascias, double glazing and electric heaters. Viewing is recommended to appreciate the aspect, location and presentation of the accommodation on offer. EPC 'E' COUNCIL TAX BAND B

**£250,000**

## LOCATION

Situated within walking distance of the town centre on a well regarded 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. The bus stop is close by.

## 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 Mary's Walk and take the left hand turn onto Fairfield, the bungalow is situated on the left hand side.

## THE ACCOMMODATION COMPRISES

### LOUNGE

17'2 x 9'9 (5.23m x 2.97m)

With double glazed bow window to the front elevation and electric heater.



## KITCHEN

12'2" x 7'10" (3.72m x 2.41m)

Including a fitted range of wall and base units incorporating work surfaces, one and a half bowl sink unit with mixer taps over, integrated electric oven & hob, extractor hood & light, space & plumbing for a washing machine and double glazed windows to the front and side elevation, double glazed door to the side.



## INNER HALL

With doors to all rooms, access to the loft space and airing cupboard housing the tank.

CONSERVATORY

11'3 x 9'4 (3.43m x 2.84m)

With double glazed windows to the rear & side elevations and double glazed patio doors to the garden.



### BEDROOM 1

13' x 9'11 (3.96m x 3.02m)

With double glazed doors to the conservatory, fitted wardrobes and electric heater.



### BEDROOM 2

9'1 x 8'3 (2.77m x 2.51m)

With double glazed window to the rear elevation and electric heater.



### BATHROOM

Including a modern three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c., part tiled walls, storage, extractor fan and double glazed window to the side elevation.



EXTERNAL



## REAR GARDEN

Attractive rear garden mainly laid to lawn with patio area, flower, tree and shrub borders and grey painted fenced boundaries. There is a superb summerhouse at the bottom of the garden.



## VIEWING

Viewing is Strictly By Appointment Only.

## FREEHOLD

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.

## FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

## MORTGAGE 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 advisor based. 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.

## MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** No

**PARKING ARRANGEMENTS:** Driveway.

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** No

**MOBILE PHONE SIGNAL:** No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing



this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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