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15 Fairfield, Thirsk YO7 1FB

Introducing 'Oaklands Lodge', a generous three-bedroom detached bungalow situated on the sought-after Fairfield. Within walking distance to Thirsk Market Place, this bungalow is tucked away privately at the end of the road. On entering via the side door, into a well-sized kitchen area with windows to front and side. There are a range of base and wall units in cream with co-ordinating work surfaces, stainless steel sink and drainer with mixer tap, integrated washing machine, dishwasher and fridge, Neff electric double oven with Neff extractor hood & Neff gas hob. Through the kitchen, into the lounge dining area with UPVC bay window to front, gas fire with stone hearth and surround. The inner hallway branches to the three bedrooms and the bathroom. The primary bedroom features a UPVC window to rear and beach effect built in wardrobes with coving to the ceiling. The second bedroom features UPVC French doors leading to rear garden. The third bedroom is a single bedroom with UPVC window to side. The bathroom is a three-piece suite with Opaque UPVC window to side. The white suite comprises; with tiled walls, panelled bath with shower over (attached to taps), hand wash basin and W.C and chrome heated ladder style towel rail. Externally, the rear garden is south-facing, fully enclosed private rear garden. The garden is mainly laid to lawn with mature trees, plants and shrubs surrounding. A patio area is immediately outside the French doors. To the front is an area of lawn with mature trees and shrubs. The driveway provides ample parking for several vehicles. The detached garage features an up & over door, power & lighting, overhead storage and shelving.

EPC - D

Council Tax Band - C

£315,000

LOCATION

Situated within walking distance of the town centre and the bus stop in a quiet location. 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 and follow the road around to the left to where the bungalow is situated.

THE ACCOMMODATION



LOUNGE

21'5" x 10'0" (6.53m x 3.05m)

With double glazed bow window to front elevation, double glazed window to the side, living flame effect gas fire, coving to ceiling, television point & two radiators.



KITCHEN

10'5" x 9'6" (3.18m x 2.90m)

Including a modern fitted range of wall & base units incorporating a rolled edge work surface, single bowl sink unit with mixer tap, NEFF integrated electric double oven & gas hob, extractor hood, dishwasher & washing machine, laminate flooring, radiator, storage cupboard, telephone point, integrated fridge, inset spotlights, double glazed door to side elevation & double glazed window to side and front elevation.



INNER HALL

Access to the roof space via ladders.

PRIMARY BEDROOM

14'9" x 10'0" (4.50m x 3.05m)

With double glazed window to rear elevation, fitted wardrobes & radiator.



BEDROOM 2

11'5" x 9'6" plus 4'7 x 5'7 (3.48m x 2.90m plus 1.40m x 1.70m)

With double glazed patio doors & windows to the rear, coving & radiator.



BEDROOM 3

9'6" x 7'1" max (2.90m x 2.16m max)

With double glazed window to side elevation & radiator.



HOUSE BATHROOM

Including a modern white three piece white suite with over sized panelled bath, pedestal wash hand basin, low level w.c., tiled walls, double glazed window to side elevation, vertical heated towel rail & laminated flooring.



EXTERNAL

FRONT GARDEN

To the front of the property there is a large garden with slate & gravel beds, flower, tree and shrub borders, gated entry to both sides, outside tap and lengthy driveway leading to the carport & garage.



REAR GARDEN

Enclosed rear garden with flower, tree and shrub borders, patio, outside light and fenced boundaries.



GARAGE

18'6" x 8'2" (5.64m x 2.49m)

With up and over door, light & power points, roof storage and door to the side elevation.

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 gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Garage & off-street parking.

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.

DISCLAIMER

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.

VALUATION SERVICES

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.

FINANCIAL & 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.

VIEWING

Viewing strictly by appointment.



TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.3 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

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