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

Occupying an enviable corner plot on Fairfield, this four bedroom detached home has been cleverly extended over recent years to create generous accommodation over two levels. Originally starting life as a three bedroom home, the current owners have thoughtfully extended double-storey. On entering via the front door, into the entrance hall. The hall flows to right, into a spacious lounge-through-dining room with bay window to the front aspect, decorative electric stove, and french doors opening out onto the rear garden. The entire left hand side of this property was extended, which has created the room downstairs for a modern and contemporary kitchen dining room, featuring kitchen island, inset stainless steel sink, abundant worktop space, plentiful wall and base units and tiled flooring. A utility room has been created off of this, with further wall and base units, hand basin and external door to side. Furthermore, there is a downstairs W.C. which is located off of the hall and to the left. To the first floor, are three double bedrooms, one single bedroom/office space, and two bathrooms including the primary en-suite. The primary bedroom features fitted wardrobes; the original third bedroom has been converted into a stylish three-piece en-suite comprising of walk-in shower, hand basin, W.C. and tiled flooring and walls. The second bedroom is located to the rear of the property, with window overlooking the garden. The house bathroom is a further three-piece suite with panelled bathtub with electric shower over, hand basin, W.C. The third and fourth bedroom form part of the extension, with the third bedroom sitting to the front of the property, and the fourth bedroom/office area located to the rear. Externally, to the front is a garden mainly laid to lawn, a gate with access to the rear, and the rear garden which is mainly laid to lawn with two patio areas for entertaining and relaxation. There is a driveway to the rear for a single car and a single garage.

**£350,000**

### 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.

### THE ACCOMMODATION



### LOUNGE / DINING ROOM

17'11" x 12'0" / 11'0" x 8'0" (5.46m x 3.66m / 3.35m x 2.44m)

A spacious lounge-through-dining room with bay window to the front aspect, decorative electric stove, and french doors opening out onto the rear garden.





### KITCHEN DINER

14'11" x 11'0" (4.55m x 3.35m)

A modern and contemporary kitchen dining room, featuring kitchen island, inset stainless steel sink, abundant worktop space, plentiful wall and base units and tiled flooring.



### UTILITY ROOM

7'10" x 7'3" (2.39m x 2.21m)

A utility room has been created off of this, with further wall and base units, hand basin and external door to side.



### DOWNSTAIRS W.C.

7'10" x 5'1" (2.39m x 1.55m)

A downstairs W.C. which is located off of the hall and to the left.



### PRIMARY BEDROOM

12'11" x 9'1" (3.94m x 2.77m)

The primary bedroom features fitted wardrobes and window to front aspect.



### EN-SUITE

8'8" x 5'11" (2.65 x 1.82)

The original third bedroom has been converted into a stylish three-piece en-suite comprising of walk-in shower, hand basin, W.C. and tiled flooring and walls. Window to front aspect.



## BEDROOM 2

11'0" x 9'1" (3.35m x 2.77m)

The second bedroom is located to the rear of the property, with window overlooking the garden.



## HOUSE BATHROOM

7'3" x 6'5" (2.21m x 1.96m)

The house bathroom is a further three-piece suite with panelled bathtub with electric shower over, hand basin, W.C.





### BEDROOM 3

13'3" x 7'10" (4.04m x 2.39m)

The third bedroom sitting to the front of the property, with window to front aspect.



### BEDROOM 4

10'2" x 7'4" (3.10m x 2.24m)

The fourth bedroom/office area located to the rear of the property with window to rear aspect.



**EXTERNAL**

Externally, to the front is a garden mainly laid to lawn, a gate with access to the rear, and the rear garden which is mainly laid to lawn with two patio areas for entertaining and relaxation. There is a driveway to the rear for a single car and a single garage.



**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.

**MORTGAGE & FINANCIAL ADVICE**

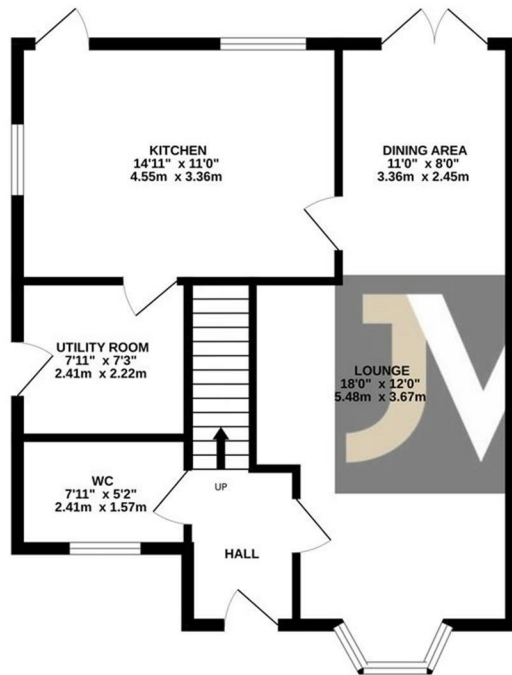
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if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

**VIEWING**

Viewing strictly by appointment.



GROUND FLOOR



1ST FLOOR



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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