



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



lukemiller.co.uk
for sale
tel: 01845 525112

45

45 Fairfield, Thirsk, YO7 1FB
Price Guide £245,000

Offered with no onward chain, this well-kept bungalow is set within easy walking distance of Thirsk town centre and its amenities. The layout includes a generous living room, a large conservatory adding further living space, and two well-proportioned bedrooms. The rear garden is private and manageable, while to the front there is ample parking alongside a garage and carport. An ideal purchase for buyers ready to move quickly.



The Property

On entry, a reception area provides access to both the living room and kitchen.

The spacious living room offers plenty of space for lounge furniture and a dining table if required, with a decorative electric fire forming the focal point. A large front-facing window brings in excellent natural light.

Adjacent is the fitted kitchen, which includes a good range of base and wall units, ample worktop space, and a selection of appliances. A side window and external door provide additional light and access.

Beyond the living room, an inner hallway leads to the two bedrooms and the bathroom. The main bedroom benefits from fitted sliding wardrobes and a window to the rear elevation. Bedroom two works well as a guest room or home office and also provides access into the large garden room which features a tiled floor, views over the garden, and double doors opening outside.

Completing the accommodation is the modern bathroom, fitted with a panelled bath with shower over, WC and pedestal wash hand basin, with a tiled floor and wall surrounds and a side window.

Outside, the rear garden is private and easy to maintain, with a mix of established borders and several seating areas. To the front and side, there is an extended driveway providing off-street parking, leading to a single garage (6m x 2.5m) and a useful carport.

Important Information

The property is Freehold

Council: North Yorkshire

Tax Band: B

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2143-0590-2426-5861>

Disclaimer

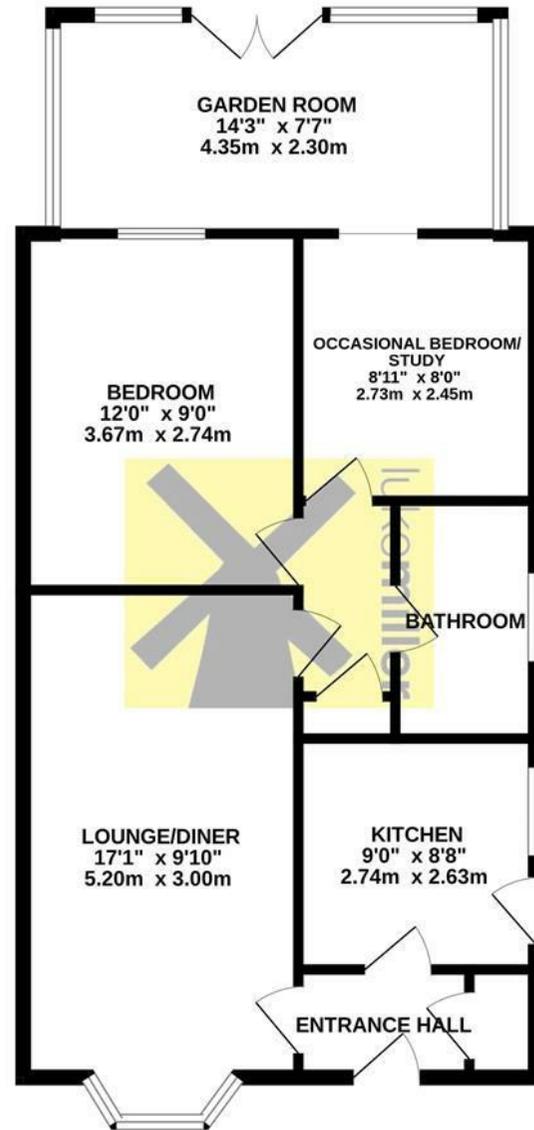
We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested 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.

The copyright and all other intellectual property rights on this site, including marketing materials, trademarks, service marks, trade names, text, graphics, code, files, and links, are owned by Luke Miller & Associates. All rights are reserved.





GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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.
Made with Metropix ©2026

Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA