



35 Fairfield,  
Thirsk,  
YO7 1FB  
Price Guide Price  
Guide £235,000



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE

This well-positioned bungalow, set close to the town centre, offers generous and practical living space across one level. The property includes a large living room, fitted kitchen, two comfortable bedrooms, and a modern shower room. Outside, there are established gardens, a garage, and driveway parking, with the added benefit of no onward chain.



**The Property**

On entering the property, the reception area provides access to the main living room and kitchen, along with a useful built-in coat cupboard. The living room is an excellent size, featuring a decorative fire as a central focal point, a bow window to the front that allows in plenty of light, and space to create a dining area. A door leads through to the inner hallway, which connects to the rest of the accommodation.

The kitchen is fitted with both base and wall units, providing good storage, together with a range of integrated appliances. There is also a breakfast bar, offering space for casual dining, and a window and external door to the side elevation, ensuring good natural light and practical access.

To the rear, the property has two well-proportioned bedrooms, both overlooking the garden. The shower room is smartly presented, fitted with a corner step-in shower, WC, and a wash basin set into a vanity unit with storage. The room is finished with tiled surrounds and a side-facing window.

Externally, the front garden is designed for easy maintenance, with a lawn, gravel borders, and a footpath to the main entrance. The extended driveway provides ample parking and leads to a garage with an up-and-over door. A side gate allows access to the rear garden, which is well established, with a lawn, herbaceous beds, and borders, as well as a useful shed included in the sale. Beyond the garden, there are open fields and farmland, giving a good sense of privacy.

Council: North Yorkshire

Band: B

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0451-3920-4200-8052-9200>

The property is freehold

**Disclaimer**

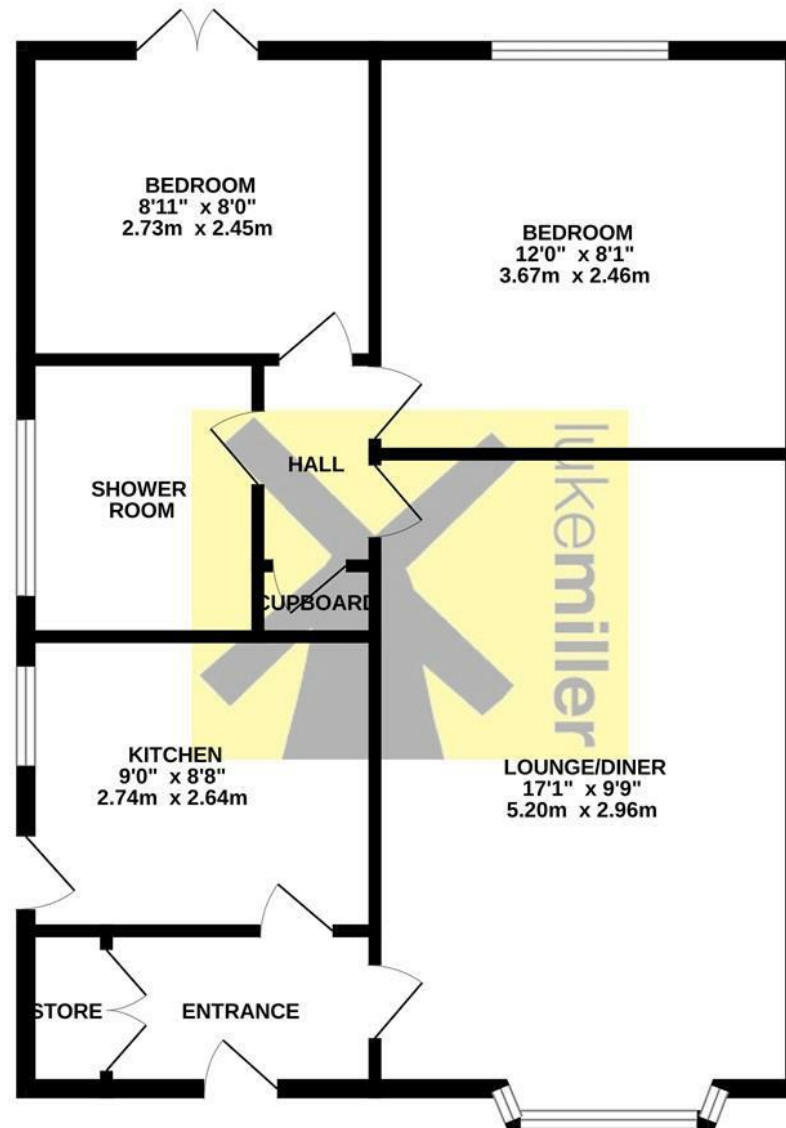
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GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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