



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



16 Fairfield, Thirsk, YO7 1FD  
£595 Per Month



## 16 Fairfield, Thirsk, YO7 1FD

Situated with a short walk to the town centre this Quarter House offers Lounge, Kitchen, 1 Bedroom and Bathroom. Parking Space. No Pets please. No DSS please.

### ENTRANCE

Entry to the home is through a double glazed door leading to the entrance porch.

### LOUNGE

13'1" x 13'1" (4.00 x 4.00)

The lounge has two double glazed windows, central heating radiator, telephone and television point. Spiral staircase to the first floor and access to the kitchen.

### KITCHEN

6'7" x 5'9" (2.00 x 1.75)

Fitted with base and wall units, free standing electric oven, hob and extractor hood, stainless steel sink and double glazed window to the front.

### FIRST FLOOR

#### BEDROOM

13'1" x 8'6" (4.00 x 2.60)

A double bedroom with two double glazed windows, central heating radiator and built in storage.

#### BATHROOM

Fitted with a bath, hand basin and wc. Double glazed window to the rear and extractor fan.

### OUTSIDE

The outside area is enclosed and laid with gravel.

### EPC

D

EPC Link:<https://find-energy-certificate.service.gov.uk/energy-certificate/8407-5235-9729-3106-1713>

Council Tax: A

### 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

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.  
Made with Metropix ©2025



