



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

Offered with no onward chain, this well-presented bungalow sits in a popular residential area within easy walking distance of Thirsk town centre. The accommodation includes a generous living room, a large conservatory, and two bedrooms, with private, manageable gardens to the rear. Outside, there is ample parking, along with a garage and carport. A great option for buyers in a position to proceed 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>

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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.  
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