



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**3 Horsa Way, Thirsk, YO7 3GD**  
**Price Guide £519,950**



**A substantial and adaptable family home offering extensive accommodation across three floors, with the flexibility to provide up to six bedrooms if required. The property offers generous living space, has been upgraded in key areas, and benefits from landscaped gardens and a garage. Positioned within the catchment area for Ripon Grammar School and with excellent access to the A1(M) and nearby rail links, this is a practical choice for families and commuters alike. Viewing is highly recommended.**



## The Property

On entry, a spacious reception hall sets the tone and connects to the majority of the ground floor accommodation, with a staircase rising through the house. The hall is finished with polished floor tiles and includes useful under-stairs storage and a cloakroom/WC.

The sitting room sits to the front of the property and comfortably accommodates a large suite. A full-height box bay window forms the focal point, drawing in good natural light and giving the room a bright, open feel.

To the rear, the living kitchen is the main day-to-day space. Fitted with a contemporary range of base and wall units, it offers excellent storage, complemented by excellent counter top workspace and integrated appliances. A central island provides additional preparation space and informal seating, while also creating a natural divide between the kitchen and seating area. There is ample space for a dining table, and the current owners have incorporated a sofa, making this a practical and sociable room. Double doors open onto the garden, and a separate utility room sits just off the kitchen, with matching units and plumbing for appliances.

On the first floor, the principal bedroom is generous in size and leads through to a dressing area with wall-to-wall fitted wardrobes. The en suite shower room includes a walk-in shower, WC and wash hand basin set within a modern vanity unit, finished with textured wall tiling. A further double bedroom on this floor is currently arranged with an additional area used as a study space; with minimal alteration, this could serve as a separate bedroom or home office if required. The main house bathroom has been upgraded and completes this level.

The second floor provides further flexibility. There is a large double bedroom with its own dressing area and en suite shower room, along with two additional double bedrooms and a substantial airing cupboard.

Externally, the front garden is manageable, with a pathway leading to the entrance. To the side, an extended driveway provides ample off-road parking and leads to a single garage with up-and-over door and limited overhead storage. The rear garden has been landscaped to create several seating areas alongside manageable lawned sections, with access to both sides of the property.

The property is freehold  
Council: North Yorkshire  
Tax Band F  
EPC: B  
EPC Link:<https://find-energy-certificate.service.gov.uk/energy-certificate/2865-5941-2369-5299-3210>

We are advised that the property is connected to mains gas, electricity and water. These services were operational at the time of our inspection.

## The Village

Dishforth is a well-placed North Yorkshire village positioned between Ripon, Thirsk and Boroughbridge, offering a rural setting while remaining highly accessible for commuting. The village sits close to the A1(M), providing direct road links north and south, making travel across the region straightforward.

Transport and commuting:

Dishforth is approximately 7 miles from Ripon (around 15–20 minutes by car), about 16 miles from Harrogate (around 20–25 minutes), and around 31 miles from Leeds, with typical driving times of about 40–45 minutes. York is typically reachable in around 40–50 minutes via the A1(M) and connecting routes. Regular bus services connect Dishforth with Ripon, Thirsk and Northallerton, where mainline rail stations provide direct services to York, Leeds and London.

Local amenities and village character:

Dishforth offers everyday amenities including a village primary school and public house, with a wider range of shops, supermarkets, restaurants and leisure facilities available in nearby Ripon, Thirsk and Harrogate. The surrounding countryside provides access to walking routes and open rural views, while still retaining convenient access to larger towns and cities.

Schools and education:

The village is served by Dishforth Church of England Primary School and Dishforth Airfield Community Primary School. Secondary education is available at Boroughbridge High School and Ripon schools, and the village lies within the selective catchment area for Ripon Grammar School, one of the region's highest-performing state grammar schools, subject to entrance requirements.

## 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.

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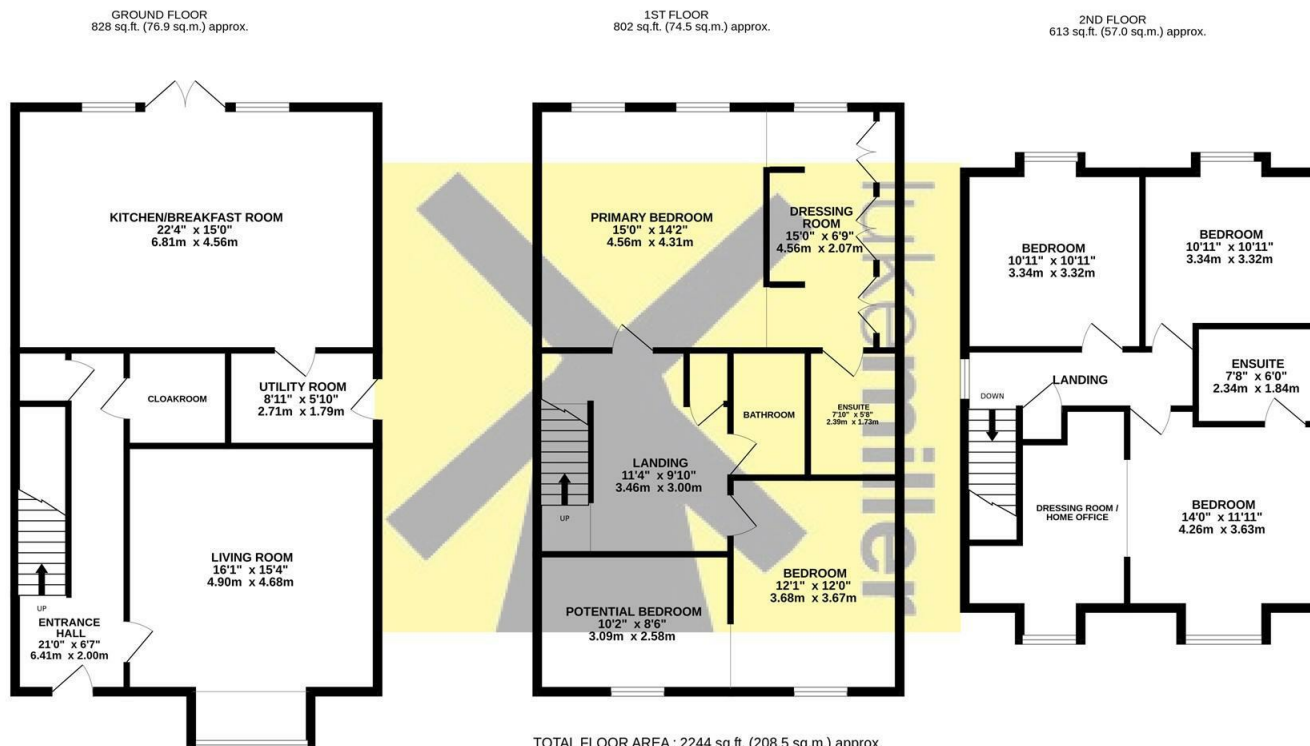






- Spacious reception hall with cloakroom/WC and storage
- Bright sitting room with full-height bay window
- Modern living kitchen with island and utility room
- Principal bedroom with dressing area and en suite
- Flexible layout with up to six bedrooms
- Landscaped garden, driveway parking, and garage
- Within the catchment area for Ripon Grammar School
- Excellent Transport Links A1 & Rail





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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