Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

3 Horsa Way, Thirsk, YO7 3GD
Offers Over £500,000

*** High specification family home across three floors * Flexible layout with up to six bedrooms *Generous living space suited to modern family life* Ideal for those requiring a home office* Well-regarded village location with pleasant gardens and garage* Catchment for Ripon Grammar School with strong transport links***

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 Bad 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 between Ripon, Thirsk and Boroughbridge, offering a rural setting with straightforward access for commuting. The village is close to the A1(M), making travel north and south across the region simple, while nearby towns provide a broad range of shops, schools and everyday facilities.

For day-to-day needs, Dishforth has a village primary school, public house, village halls and a small local shop serving essentials. A second pub and restaurant is due to open following an extensive refurbishment, adding further amenity within the village itself. There is also an active community feel, with a youth club, bowls, regular activities in the village halls, and Dishfest held in the summer with live music, food and a beer marquee.The village also offers good local recreational facilities, including The Pavilions with regular gym-based activities, together with a sports pitch used for football and netball. The surrounding countryside provides open views and access to walking routes, giving the village a practical balance between rural surroundings and convenience.

Dishforth is around 7 miles from Ripon, approximately 16 miles from Harrogate and about 31 miles from Leeds. York is also within reasonable reach by road, and regular bus services connect the village with Ripon, Thirsk and Northallerton, where mainline rail services provide links to York, Leeds and London.

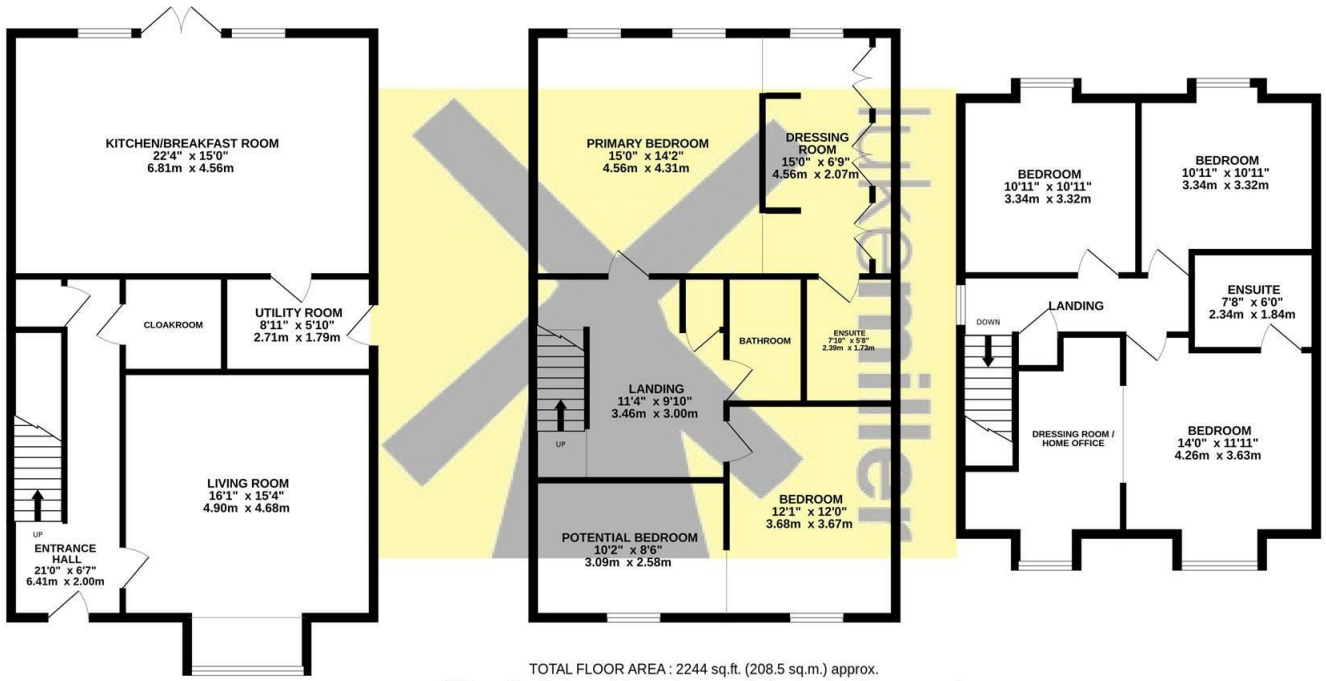
In terms of schooling, the village is served by Dishforth Church of England Primary School and Dishforth Airfield Community Primary School, with secondary options available in Boroughbridge and Ripon. The village also falls within the selective catchment area for Ripon Grammar School, subject to entrance 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.

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.

LOVE YOU

- 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
- Excellnt Tramsport Links A1 & Rail



TOTAL FLOOR AREA : 2244 sq.ft. (208.5 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