


Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

**1 Partridge Close, Dishforth, YO7 3GF**
**Price Guide £330,000**

**A well-presented home that has been extended by the current owner to create additional ground floor living space. Located in the village of Dishforth, the property offers excellent transport links for commuters travelling to Leeds and Harrogate, while the market town of Thirsk is only a short drive away for everyday amenities. For buyers looking to step away from city living while remaining well connected, this home provides a sensible option.**







**The Property**
Entry to the home is through a reception hall which provides access to both the living room and the dining kitchen. The living room is a generous space with a large window to the front elevation allowing good natural light. The current owner has extended the property to create an adjoining garden room, adding a valuable additional reception space to the ground floor for those wanting a more flexible layout.

The garden room is particularly bright, with two large roof windows set within the roofline alongside windows to the rear and side elevations. Double doors open directly onto the enclosed and private rear garden, making this an ideal room for day-to-day living or relaxing while looking out onto the garden.

The dining kitchen offers a good range of fitted base and wall units providing ample storage, together with generous work surface space and a number of integrated appliances. There is also plenty of room for a dining table, helped by the large bay window which adds both space and natural light. Beyond the kitchen is a useful utility room with further storage and plumbing for appliances. Completing the ground floor is a cloakroom located off the reception hall.

To the first floor there are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room comprising a step-in shower, WC, and wash hand basin set within a vanity unit with storage below, finished with textured stone-effect tiling. Bedroom two is a comfortable double room, while bedroom three provides a good single bedroom or home office if required.

The house bathroom is finished in a contemporary style and includes a panelled bath with shower and glass screen, WC, and a wall-mounted wash hand basin, with tiled flooring and stone-effect tiled walls.

Externally, the garden has been designed to be low maintenance with the majority hard landscaped, making it ideal for those who prefer to spend their time enjoying the space rather than maintaining it. Buyers who prefer a lawn could easily adapt the layout if desired. The property also benefits from off-road parking for two vehicles.

The property is Freehold
Council: Harrogate
Tax Band: D
EPC: B
EPC Link: https://find-energy-certificate.service.gov.uk/energy-certificate/9922-5011-1334-7889-0230

**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.

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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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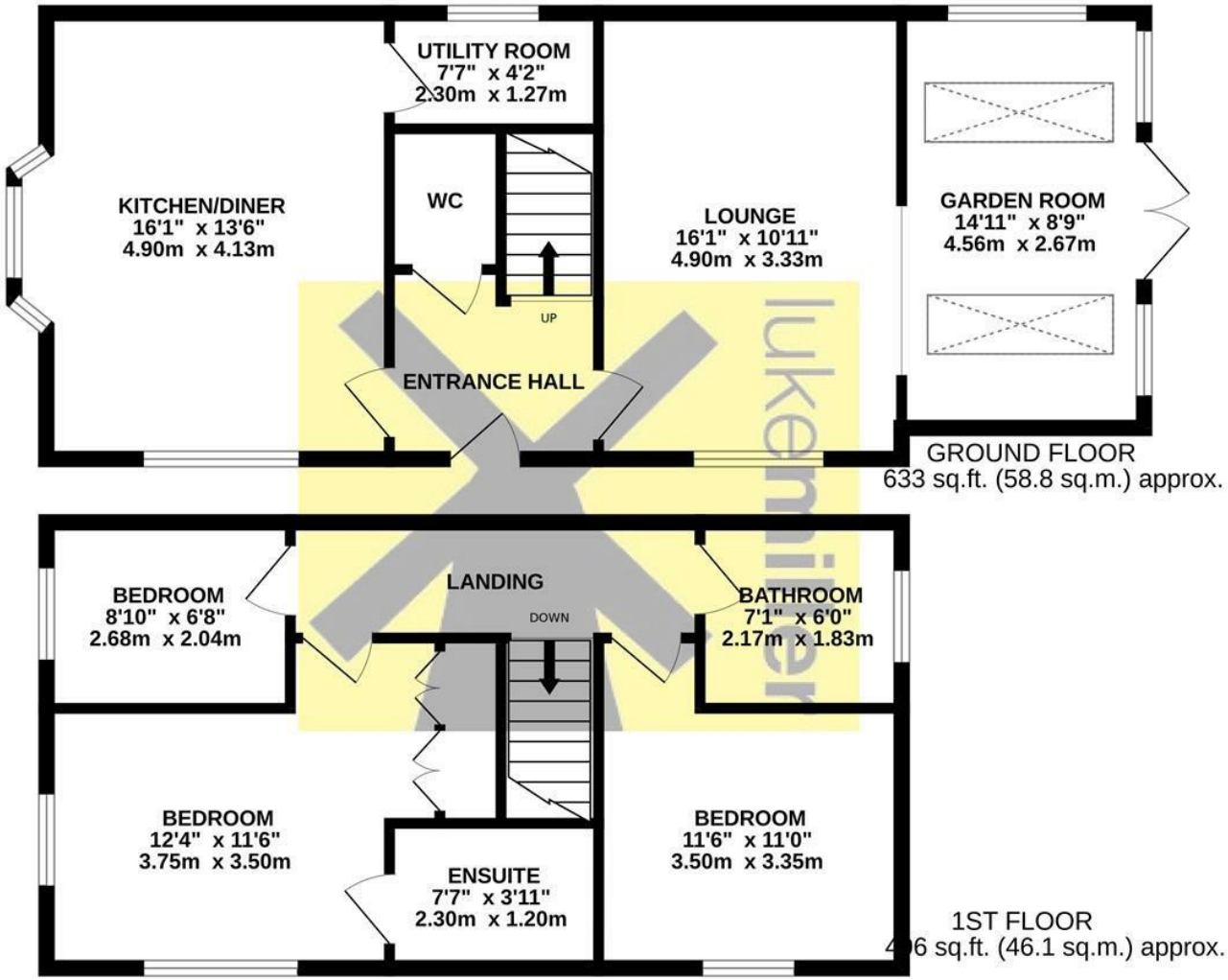


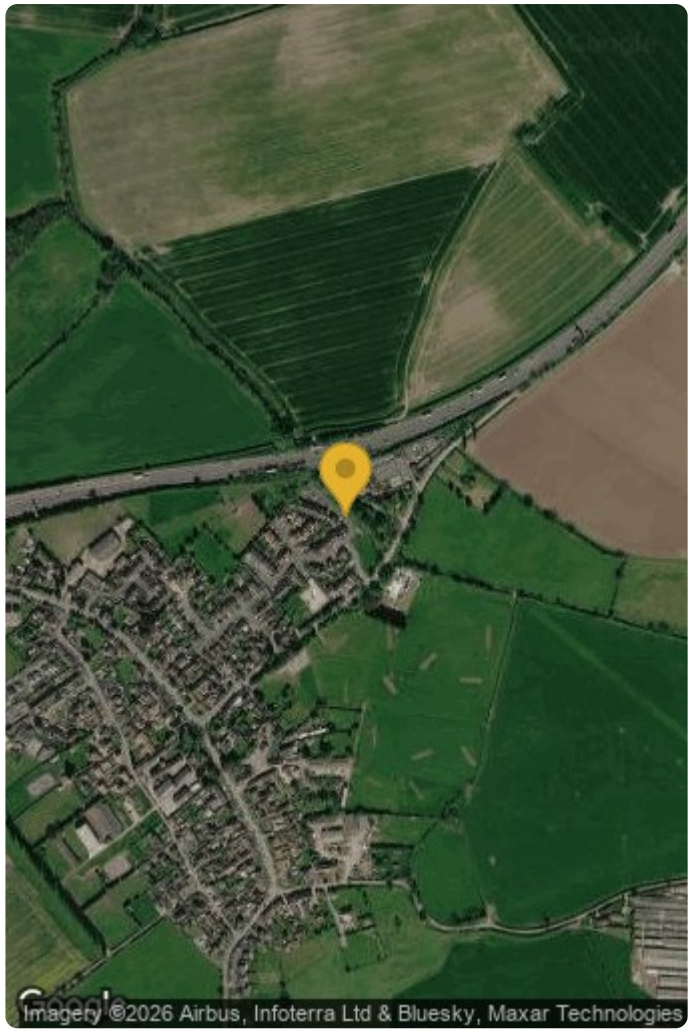











TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

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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