



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE



35 Kirkgate, Thirsk, YO7 1PL
Guide Price £450,000



Located in the historic market town of Thirsk, this period property which offers a superb bed and breakfast business and also the potential to enhance and grow the business. Due to the retirement of the owner, serious buyers should contact the office to arrange a viewing.

The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:
The Spa town of Harrogate (22 miles)
Historic York (21 Miles)
Leeds (30 Miles) and
Teesside (23 Miles)

Thirsk has the following excellent rail connections:
TransPennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to
London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Property Description

Kirkgate House was originally constructed circa 1820 and stands in a prominent location. Set over several floors, this period offers a superb B & B business with potential to enhance and grow the business. The property still retains many original features which are always commented on by guests.

On entry, guests are welcomed into the reception hall where the focal point is the impressive original return staircase with an arched window allowing ample natural light in. Also to the ground floor, there are doors to the the main dining area which allow all of the residents space to enjoy breakfast, access to the owners lounge, kitchen and also the rear hallway.

Part of an ongoing program, the vendor has started a modernisation process to the bedrooms which may be continued by the successful purchaser. Each of the rooms are a generous size and offer flexibility to accommodate guests of varying room requirements from double to twin,

Externally, there is parking for residents readily available set within the grounds of Kirkgate House.

With continued growth of business after the pandemic, its business will be left in a healthy financial status. With all goodwill and affiliation with websites included within the sale. We would also note that all fixtures and fittings are to remain within the building excluding the owners personal items ensuring the change over will allow business to be uninterrupted,

North Yorkshire

With superb and easy access to beautiful countryside and also costal escapes, tourism in North Yorkshire is continually growing and the links provided may assist in obtaining any information you may require.

Tourism In North Yorkshire
<https://www.northyorks.gov.uk/tourism>

Discover Hambleton
<https://www.discoverhambleton.co.uk/>

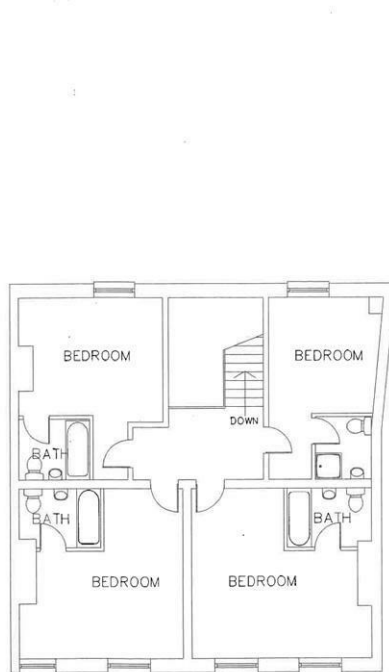
Discover the Yorkshire Coast
<https://www.discoveryorkshirecoast.com/>

Disclaimer

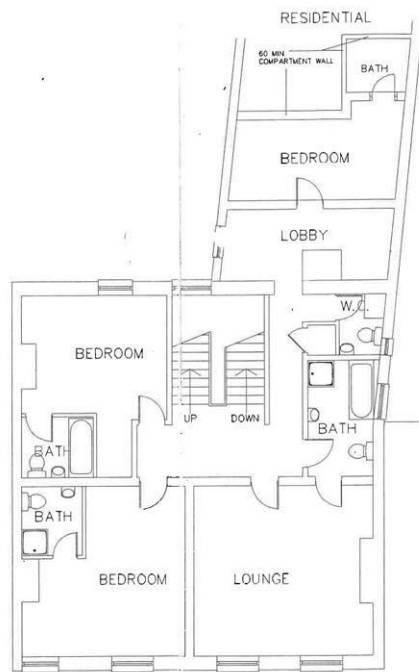
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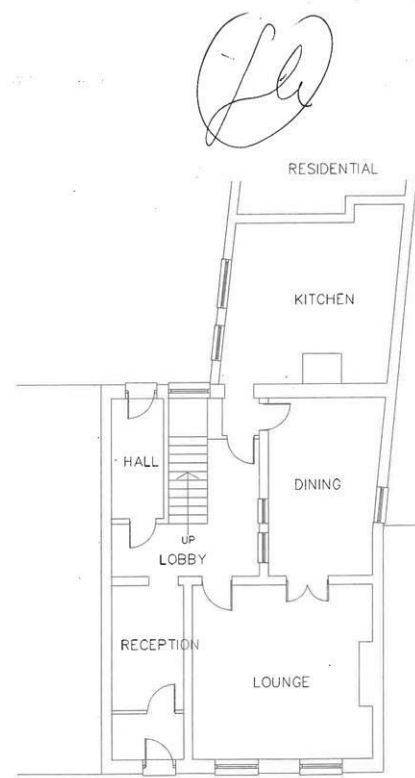




SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

EXISTING FLOOR PLANS OF KIRKGATE HOTEL
 35 KIRKGATE, THIRSK

SCALE 1:100
 DATE FEBRUARY 2005
 REVISED JUNE 2005

