



**MULBERRY COTTAGE**  
Harrogate

**Carter Jonas**



## MULBERRY COTTAGE, 7 ST PETERS SQUARE, HARROGATE, HG2 0NP

Beautifully appointed mews style cottage  
Sitting room · Dining kitchen · Cloakroom · Principal bedroom with en-suite shower room · Second double bedroom · Third bedroom/study/dressing room  
House bathroom · Plantation shutters throughout  
Front garden · Designated parking space · Fabulous location

Mulberry Cottage is an attractive and beautifully presented three bedroom, two bathroom stone built cottage forming part of this exclusive, peaceful mews with the benefit of a private parking space located just behind the thriving Cold Bath Road.

This immaculately presented mews cottage briefly comprises an entrance hall with good storage, a spacious sitting room with feature fireplace, a modern dining kitchen with granite work surfaces and integrated appliances and a cloakroom.

The first floor boasts a spacious principal bedroom with modern en-suite shower room, a spacious second double bedroom, an immaculate house bathroom and a third bedroom with skylight window which could also be used as a study or dressing room.

To the outside the property is entered via a sunny front garden with Yorkshire stone paving and there is a designated private parking space for the cottage.

This exclusive mews development is located just behind the extremely popular Cold Bath Road with its boutique shops, bakeries, restaurants, convenience stores and Western Primary School. The property is also around the corner from the famous Valley Gardens and a short stroll into Harrogate's town centre.

Mulberry Cottage can also be purchased with all furniture included if desired.

**AN IMMACULATLY PRESENTED, BRIGHT AND AIRY 3 BEDROOM STONE BUILT COTTAGE REVEALING CONTEMPORARY INTERIORS AND FORMING PART OF AN EXCLUSIVE MODERN MEWS DEVELOPMENT LOCATED JUST BEHIND THE EVER POPULAR AND SOUGHT AFTER COLD BATH ROAD.**





## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is a "virtual freehold" with a lease of 999 years from 2009 and vacant possession will be given on legal completion.

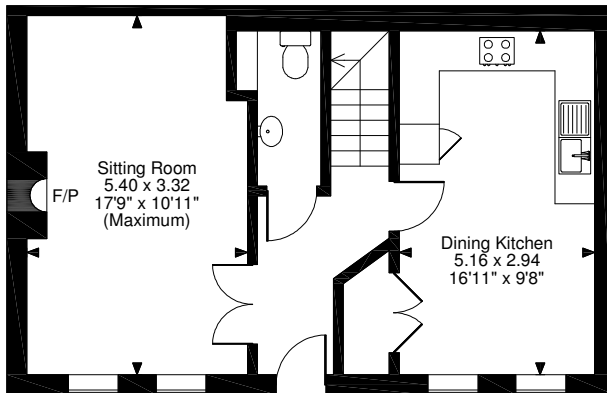
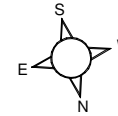
**Viewings:** Strictly by appointment through the selling agents – 01423 523423.

**Directions - HG2 ONP:** From our office on Albert Street follow the road to the junction with West Park (A61) and cross over the road into Montpellier Hill, follow this road to the round about and take the first exit into Cold Bath Road, follow this road for around 250 yards and the entrance to St Peters Square will be on the right immediately before The Last Post public house.

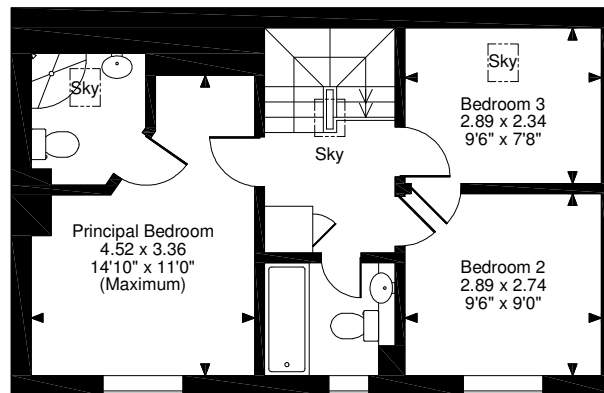
**Agents Notes:** No short lets or Holiday lets are permitted in the development.



**Mulberry Cottage, 7 St. Peters Square, Harrogate**  
Approximate Gross Internal Area  
932 sq ft / 87 sq m



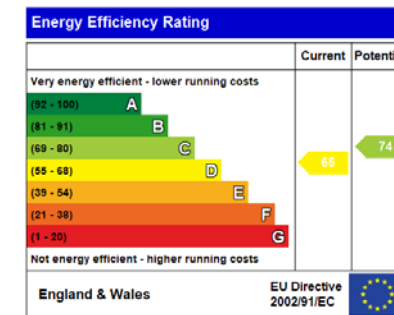
**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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