



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 a fabulous three bedroom mews property which is currently used as a letting investment and therefore can be purchased as a ready-made income stream for a property investor or can of course be purchased as a beautiful home for an owner occupier.

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

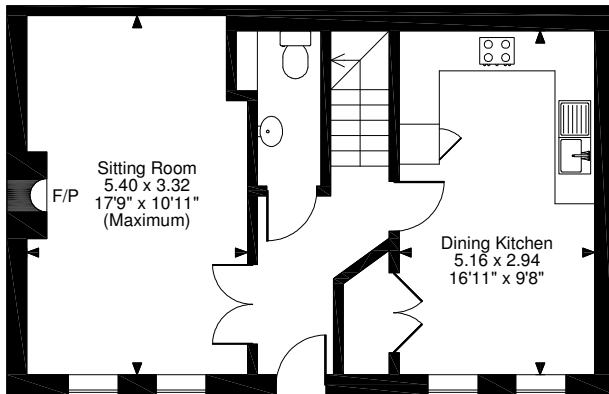
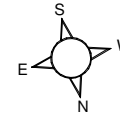
Tenure: We are advised that the property is a "virtual freehold" with a lease of 999 years from 2009 and vacant possession will be given on legal completion.

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

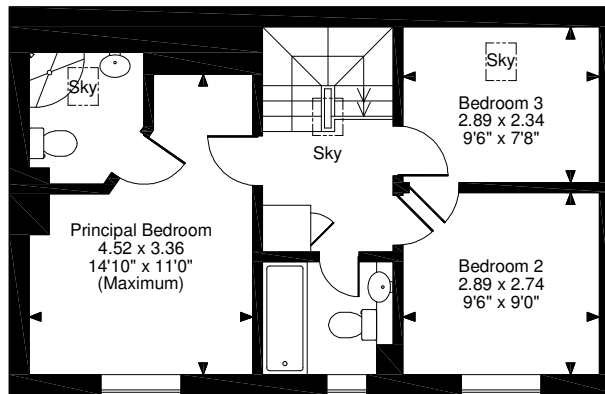
Directions - HG2 0NP: From our office on Albert Street follow the road to the junction with West Park (A61) and cross over the road into Montpellier Hill, follow this road to the round about and take the first exit into Cold Bath Road, follow this road for around 250 yards and the entrance to St Peters Square will be on the right immediately before The Last Post public house.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	65	74
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK

IMPORTANT INFORMATION

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