



VERITY
FREARSON

MULBERRY COTTAGE, 7 ST PETER'S SQUARE, HARROGATE, HG2 0NP

£475,000

MULBERRY COTTAGE, 7 ST PETER'S SQUARE,

Harrogate, HG2 0NP

A beautifully appointed stone-built three-bedroom, two-bathroom cottage forming part of this exclusive, peaceful mews with the benefit of a private parking space, located just behind the thriving Cold Bath Road, with its popular boutique shops, bakeries, restaurants and convenience stores.

The property offers immaculately presented, bright and airy contemporary interiors and is close to excellent primary and secondary schools, the Valley Gardens and a short stroll into Harrogate town centre.

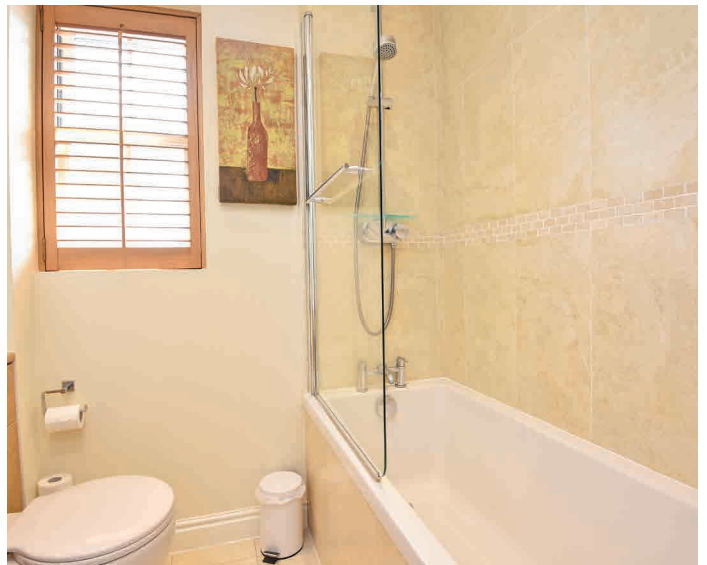


Sitting Room · Dining Kitchen · Cloakroom

3 Bedrooms · En-Suite Shower Room · Bathroom

Allocated Parking Space · Sunny Front Garden







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Offering good storage.

SITTING ROOM

A spacious reception room with feature fireplace.

MODERN DINING KITCHEN

With granite work surfaces, contemporary wall and base unit and integrated appliances.

CLOAKROOM

With low-flush WC and washbasin.

FIRST FLOOR

BEDROOM 1

A spacious principal bedroom.

MODERN EN-SUITE SHOWER ROOM

With shower, WC and washbasin.

BEDROOM 2

A second spacious double bedroom.

BEDROOM 3

With skylight window. This room could also be used as a dressing room or a study.

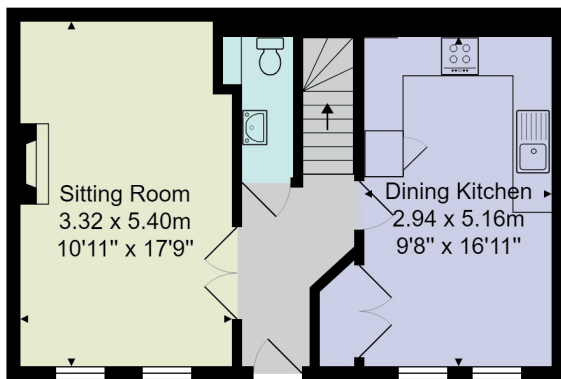
HOUSE BATHROOM

An immaculate bathroom comprising bath with shower above, WC and washbasin.

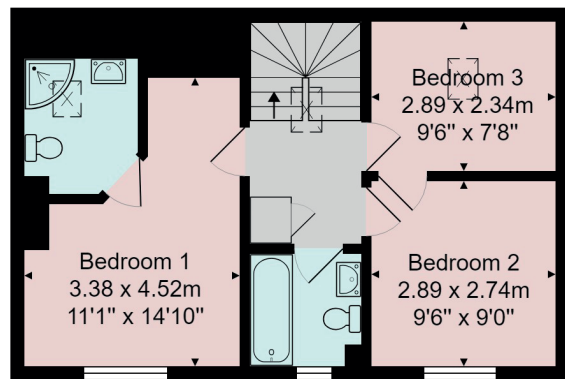
OUTSIDE

Sunny garden to front with Yorkshire stone paving. Designate private parking space.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 88.8 m² ... 956 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Agent's Note

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

Directions

From our office on Albert Street, follow to the road to the junction with West Park (A61) and cross over onto Montpellier Hill (first left). Follow this road down to the roundabout, then take the first exit off the roundabout onto Cold Bath Road. Follow this road for around 250 yards and the entrance to St Peter's Square is on the right immediately before The Last Post public house.

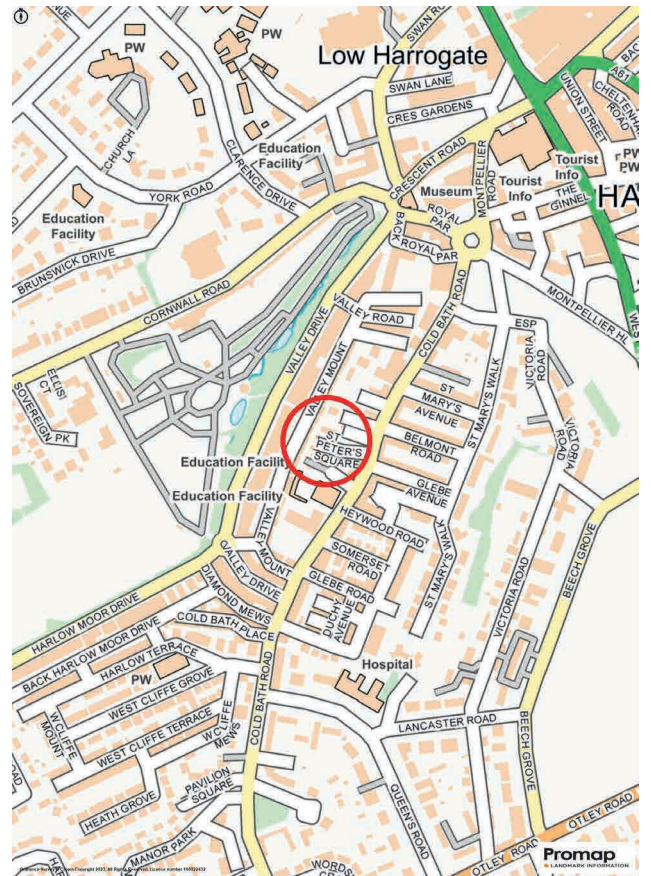
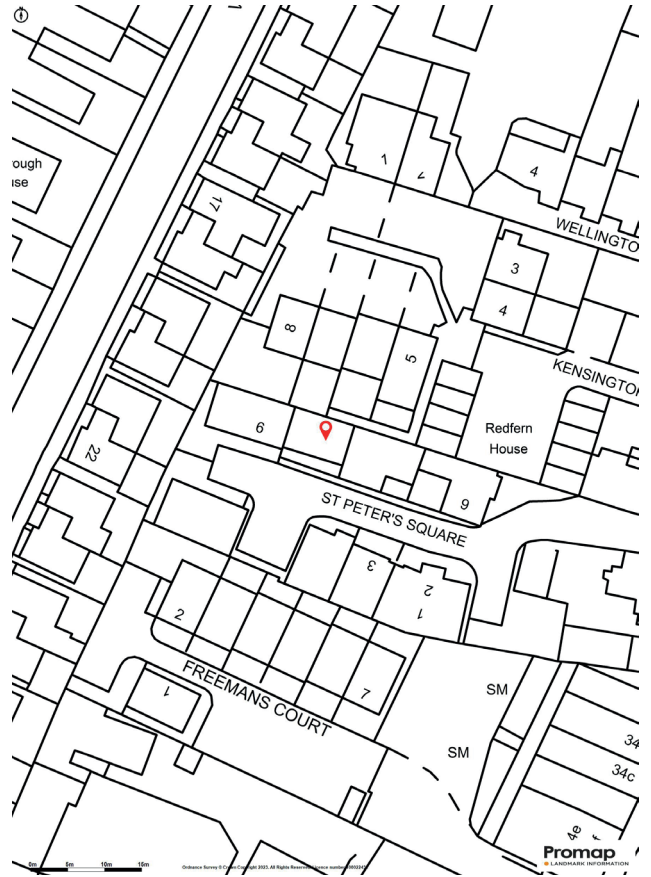
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - C



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | 88 |
| B (81-91) | | |
| C (69-80) | 77 | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

Harrogate

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