



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band G (from internet enquiry).

**SERVICES**  
We understand mains water, electricity, gas central heating and drainage are connected.

**GENERAL**  
Room measurements in these particulars are only approximations and are taken to the widest point.

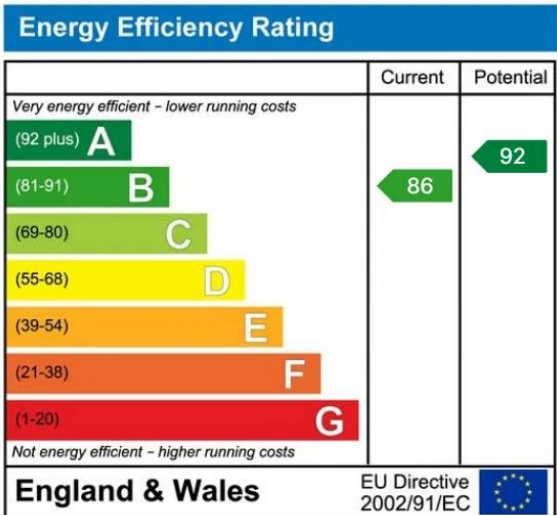
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**  
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared June 2025



**Cowthorpe ~ Mulberry House, 2 The Green, LS22 5FJ**

A beautifully presented and tastefully decorated four bedroom detached home set within south facing private gardens forming an exclusive development of five executive homes. Situated in the charming village of Cowthorpe, the property is available with benefit of no upward chain.

- Impressive four bedroom detached home
- Three bathrooms, two of which are ensuite
- 23ft open plan dining kitchen with bifold doors
- Cosy sitting room with wood burning stove
- Master bedroom with walk in dressing room and ensuite shower
- Landscaped private gardens to the rear
- Exclusive cul-de-sac location
- Remainder of 10-year builders warranty
- Air source heat pump heating system

**£695,000** PRICE REGION

2 4 3

**MISREPRESENTATION ACT**

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Property Description

Upon entering the property through a modern composite front door, you are welcomed into an attractive reception hallway with engineered oak flooring, a turning staircase rising to the first floor, and a useful under-stairs storage cupboard. A conveniently positioned guest cloakroom/W.C. is complemented by a practical utility area with sink and plumbing for automatic washing machine.

The cosy sitting room is flooded with natural light, benefitting from double-glazed windows to the front, side and rear. A feature fireplace with granite hearth and wood-burning stove creates a warm and inviting space.

Undoubtedly the heart of the home is the magnificent open-plan living dining kitchen; a superb space which is ideal for entertaining. The kitchen is fitted with a comprehensive range of contemporary shaker-style wall and base units, quartz worktops with matching upstands, and a central island with bar stool seating. Integrated appliances include a fridge freezer, electric double oven, under-counter dishwasher and a one and a half bowl stainless steel Franke sink with drainer grooves and mixer tap.

The adjoining dining area is light and spacious, enjoying views over the garden via aluminium-framed bi-folding doors, which open out to a private stone-flagged patio. A further reception space opens to the garden through French-style patio doors.

To the first floor, a galleried landing with loft access hatch leads to four generously proportioned double bedrooms. The principal suite enjoys a dual-aspect with three double-glazed windows, a walk-in wardrobe, and en-suite shower room comprising low flush W.C., floating wash basin, and large step-in shower with tiled surrounds and flooring.

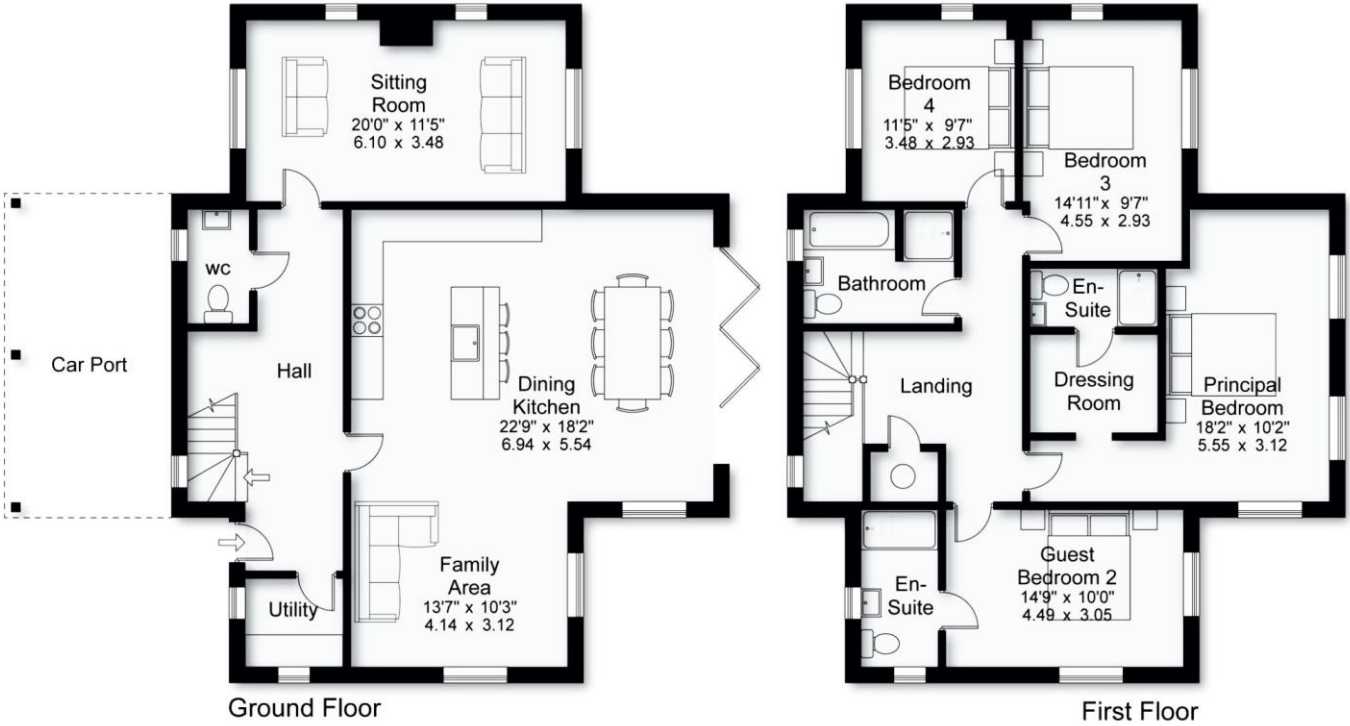
Bedroom two is another well-sized double room, also with dual-aspect windows and a stylish en-suite shower room with contemporary fittings, part-tiled walls, and tiled flooring.

Bedrooms three and four are both well-proportioned double rooms with dual-aspect windows, served by the modern house bathroom. The bathroom is fitted with a modern white suite including a low flush W.C., vanity wash basin, panelled bath with handheld shower fitting, along with a separate step-in shower cubicle with drencher head. Tiled walls and flooring complete the space.

Externally, the property enjoys a generous driveway providing off-road parking for multiple vehicles, along with a covered carport and electric vehicle charging point. A timber storage shed with power and lighting is situated to the side.

The beautifully landscaped south-facing garden is a particular feature, thoughtfully designed with lawned areas to the side and rear, well-stocked flowerbeds, ornamental trees and timber boundary fencing providing a high degree of privacy. A stone patio offers the perfect spot for outdoor entertaining and relaxation.

Approx Gross Floor Area = 2045 Sq. Feet  
= 190 Sq. Metres



For illustrative purposes only. Not to scale.

