



**MONTPELLIER HOUSE**  
4 Cold Bath Road, Harrogate

**Carter Jonas**

## **MONTPELLIER HOUSE, COLD BATH ROAD, HARROGATE, HG2 0NQ**

Montpellier House consists of three 3 bedroom apartments and a 2 bedroom apartment in the traditional building with three 2 bedroom apartments in the modern building together with a large garage, various parking options and lift access to all apartments on the upper floors.

The property has been subject to a 10 year tenancy with The White Hart Hotel, this tenancy ends in October 2026 where vacant possession will be granted.

This is a rare opportunity to acquire a fantastic portfolio property which is perfectly located at the bottom end of Cold Bath Road in the heart of this vibrant and popular part of the town centre.

### **APARTMENT 1 - 1,015 SQFT / 94 SQM**

Located on the lower ground floor, to the rear of the original building, with its own front door via a small courtyard, Apartment 1 has two double bedrooms, two bathrooms, an open plan breakfast kitchen and a spacious sitting room.

### **APARTMENT 2 - 2,111 SQFT / 196 SQM**

This magnificent apartment occupies the entire raised ground floor of the original building with its own front door and currently comprises four spacious double bedrooms, three en suite shower rooms, a bathroom with separate WC and a fantastic open plan living/dining kitchen.

**AN IMPRESSIVE VICTORIAN VILLA WITH A MODERN EXTENSION BUILT AROUND 10 YEARS AGO CREATING 7 LUXURY APARTMENTS WHICH SUCCESSFULLY COMBINE INHERENT CHARACTER FEATURES WITH MODERN REFINEMENTS, OCCUPYING A PRIME POSITION IN THE FASHIONABLE MONTPELLIER QUARTER, WITHIN A SHORT WALK OF THE TOWN CENTRE.**



### **APARTMENT 3 - 980 SQFT / 91 SQM**

This apartment occupies the first floor of the modern building with lift access and currently comprises two double bedrooms, two en suite bathrooms, a separate WC and an open plan living/dining kitchen.

### **APARTMENT 4 - 1,856 SQFT / 172 SQM**

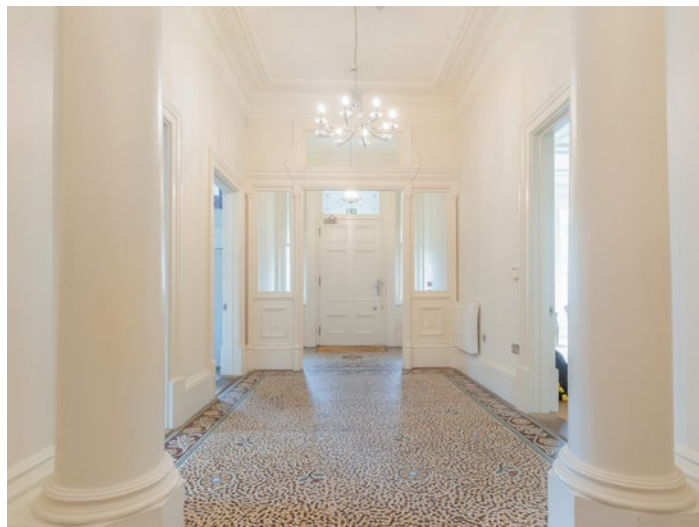
This apartment is accessed via the lift in the modern side of the development and occupies the entire first floor of the original building and currently comprises three double bedrooms, three bathrooms, a large dining kitchen and a spacious sitting room.

### **APARTMENT 5 - 938 SQFT / 87 SQM**

Almost a mirror image of Apartment 3, this property has the added advantage of a balcony off the open plan living/dining kitchen.

### **APARTMENT 6 - 1,701 SQFT / 158 SQM**

This apartment occupies the entire top floor of the original building with lift access from the modern building and currently comprises three double bedrooms, three bathrooms, sitting room and a dining kitchen.





## APARTMENT 7 - 903 SQFT / 84 SQM

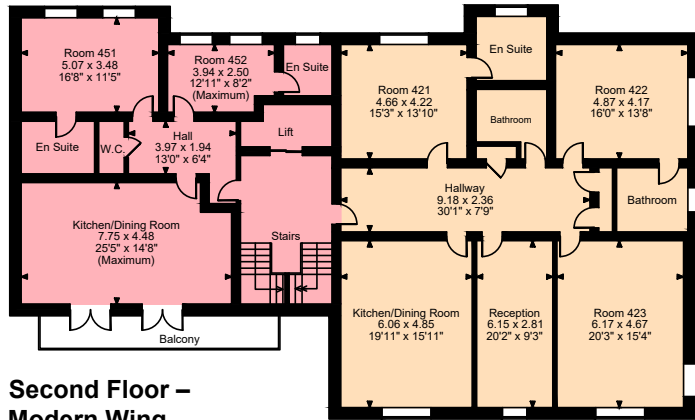
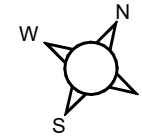
This apartment occupies the top floor of the modern building with lift access and currently comprises two double bedrooms both with en suite facilities and an open plan living/dining kitchen with French doors to a balcony.

## OUTSIDE

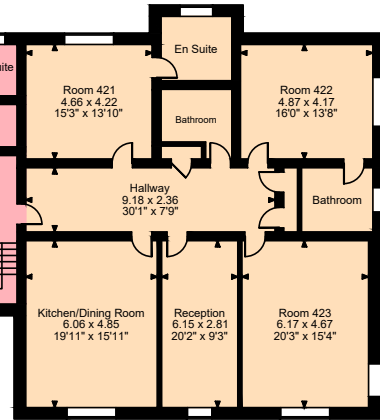
The property benefits from a large garage with driveway and dedicated parking space, lovely colourful raised beds and a side path which takes you around the building to the rear car park which has an electric gate and provides parking for several vehicles as well as giving access to the lower ground floor apartment.



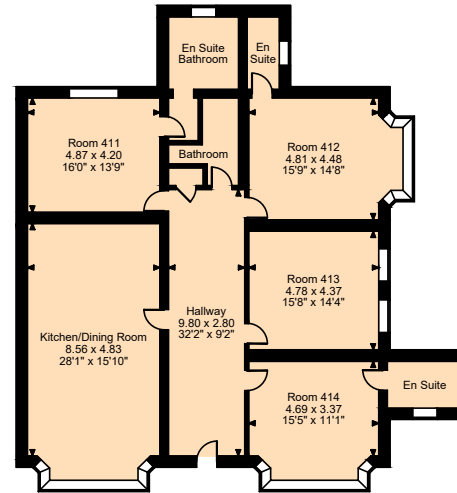
**Montpellier House, Cold Bath Road, Harrogate**  
**Approximate Gross Internal Area**  
**Living Accommodation = 9,504 sq ft / 883 sq m**  
**Garage/Plant Room = 801 sq ft / 74 sq m**  
**Total = 10,305 sq ft / 957 sq m**



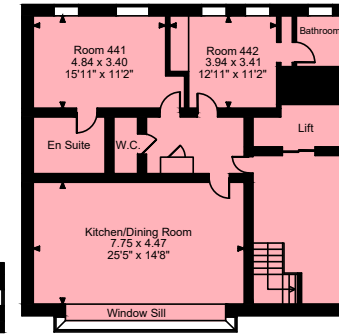
**Second Floor –  
Modern Wing**



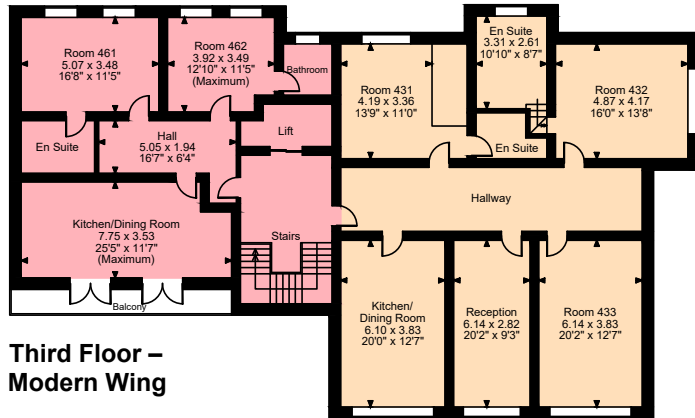
**First Floor – Original Wing**



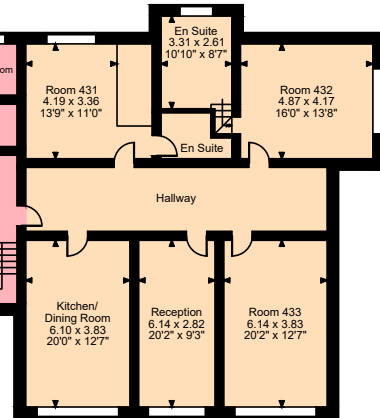
**Ground Floor –  
Original Wing**



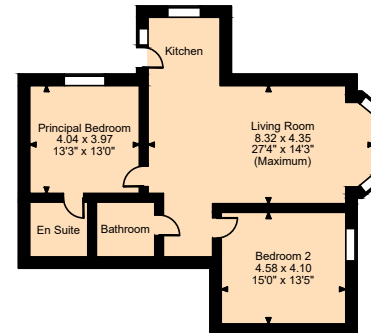
**First Floor –  
Modern Wing**



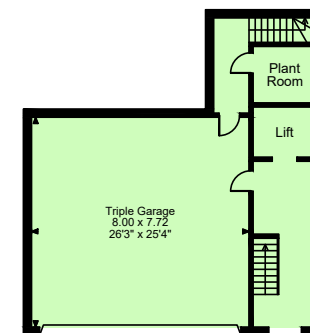
**Third Floor –  
Modern Wing**



**Second Floor – Original Wing**



**Lower Ground Floor –  
Original Wing**



**Lower Ground Floor Rear –  
Modern Wing**

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

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

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