



22 Campion Grove, Harrogate, North Yorkshire, HG3 2UG

**£220,000**



## 22 Champion Grove, Harrogate, North Yorkshire, HG3 2UG

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A well-presented two-bedroom semi-detached property with large garden and drive, situated in this quiet cul-de-sac position close to local amenities.

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This super property comprises a large sitting room and kitchen with two good-sized bedrooms and a stylish modern bathroom. A driveway provides parking, and the property occupies a generous corner plot with lawned garden and paved sitting areas.

Champion Grove is a quiet residential street close to open countryside and well served by local amenities and just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **ENTRANCE PORCH**

#### **SITTING ROOM**

The porch leads to a spacious reception room with sitting and dining areas.

#### **KITCHEN**

With a range of fitted units, gas hob, oven, integrated dishwasher, and space for appliances. Glazed door leads to the garden.

## **FIRST FLOOR**

### **BEDROOM 1**

A good-sized double bedroom.

### **BEDROOM 2**

A further double bedroom with fitted cupboard.

### **BATHROOM**

A white modern suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

### **OUTSIDE**

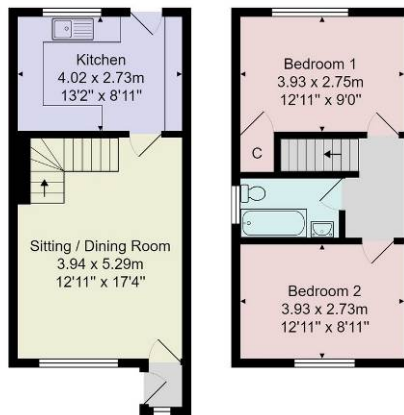
The property occupies a generous corner plot and has a good-sized garden with lawn and paved seating areas. A driveway provides parking. A large timber garden shed provides useful storage space.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 65.3 m<sup>2</sup> ... 703 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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