



5 Garths End
Haxby, York YO32 3WB

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£235,000

A charming two bedroomed townhouse located in the village of Haxby, The property is a great investment whether it remains a rental property or becomes your next home. In brief the property comprises; Entrance hall, lounge, modern kitchen, two well proportioned bedrooms and family bathroom. With rear garden and the added benefit of a garage!

Garths End is located on a quiet cul-de-sac in Haxby and lies close to local schools and a variety of amenities. With good commute links the city is short drive or bus route away.

Offered with no forward chain, call now to book a viewing!

EPC Rating C
Council Tax Band B

Entrance
UPVC door into the entrance lobby.

Entrance Lobby
With tiled floor. UPVC window. Stairs to cupboard. Shelves for useful storage.

Lounge
14'5 x 12'6 (4.39m x 3.81m)
A good sized lounge with UPVC window. Electric fire to one wall. Radiator. Stairs to the first floor. Door into kitchen.

Kitchen
12'2 x 7'7 (3.71m x 2.31m)
Fitted with both high and low-level modern units and coordinating worktops. Sink unit with half bowl and drainer. Built in oven with four ring gas hob and extractor hood over. Breakfast bar. Space for fridge freezer. Space and plumbing for washing machine. UPVC window. Radiator. Boiler. UPVC door to the garden.

First floor landing
With access to bedrooms and bathroom.





Bedroom One

12'6 x 8'2 (3.81m x 2.49m)

With two UPVC windows. Radiator.

Bedroom Two

12'6 x 7'7 (3.81m x 2.31m)

With two UPVC windows. Radiator. Storage cupboard.

Bathroom

9'1 x 5'9 (2.77m x 1.75m)

Fitted with a three piece suite comprising; corner bath with shower over, WC and wash hand basin. Extractor fan. Radiator.

Outside

To the front there is a graveled garden with path adjacent.

Separate garage in a block to the left hand side.

To the rear of the property there is an enclosed garden mainly laid to lawn with low level planting borders. With gated access to the rear alleyway, ideal for bikes.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Additional Information

The property has been a successful rental for many years and is currently rented out for £995.00pcm. The tenancy is currently running on a periodic basis and at the time of marketing would require 2 months to leave.

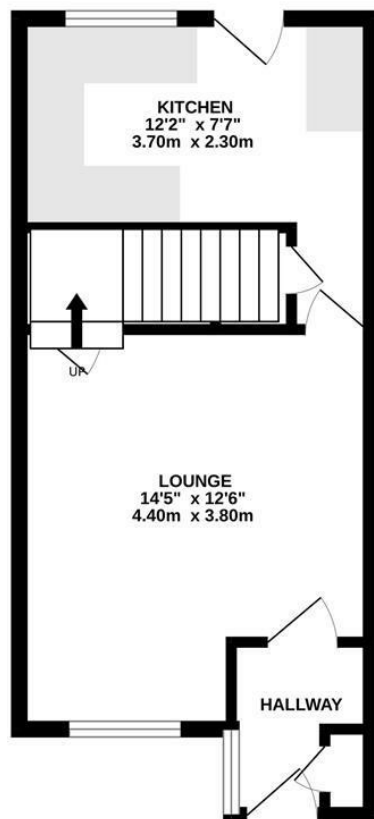
Gas cert next due 29th November 2025

EICR next due in March 2026

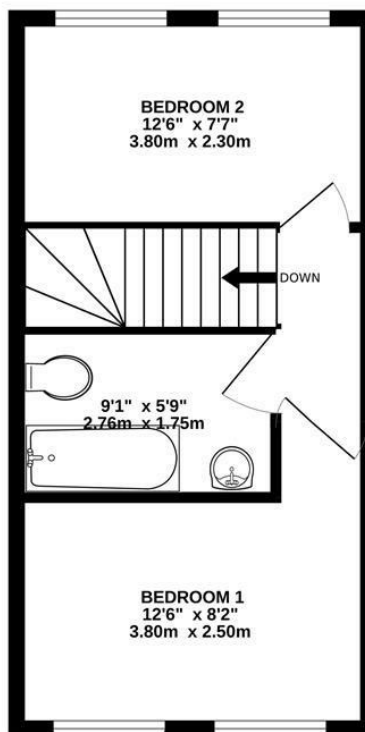
Managed by Quantum



GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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