



## Flat 37 Florence House

Eboracum Way, YO31 7SQ

£1,000 pcm



- 15/08/2025
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- PRIVATE BALCONY
- SECURE GARAGE PARKING
- WALKING DISTANCE TO CENTRE
- INTEGRATED WHITE GOODS

COUNCIL TAX BAND B1

## GENERAL SUMMARY

A well presented one bedroom third floor apartment located within Florence House which is part of the purpose built Eboracum Way development on the edge of Heworth, yet only 10 minutes walking distance of Yorks city centre. The spacious property is offered unfurnished and has a fully fitted kitchen with integrated appliances including fridge/freezer washer/drier and dishwasher. A generous sized living area has the benefit of an external balcony. A large double bedroom and attractive bathroom with shower over the bath. Lift or stairs to the basement garage with an allocated parking space and cycle storage. Viewing recommended.

## TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy for a minimum period of twelve months.

A Security Deposit equivalent to five weeks' rent will be payable.

## VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at [LittlefairsPropertyCompany.co.uk](http://LittlefairsPropertyCompany.co.uk)

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water and Sewerage Charges and Council Tax.

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

## DIRECTIONS

As you approach the city centre from the eastern side, (from Monk Cross Shopping Centre), head straight across the roundabout in Heworth and continue along A1036. At the set of traffic lights meeting Eboracum Way, turn left onto Eboracum Way and Florence House is on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(39-54) E		

**T:** 01904 393989

**E:** [info@LittlefairsPropertyCompany.co.uk](mailto:info@LittlefairsPropertyCompany.co.uk)

**W:** [LittlefairsPropertyCompany.co.uk](http://LittlefairsPropertyCompany.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements