



## Eboracum Way, , York, YO31 7SS

- SECURE PARKING
- WITHIN HALF A MILE OF CITY WALLS
- OPEN PLAN LIVING SPACE
- COUNCIL TAX BAND C
- NO ONWARD CHAIN
- FIRST FLOOR
- EPC RATING C

**£210,000**



# Eboracum Way, , York, YO31 7SS

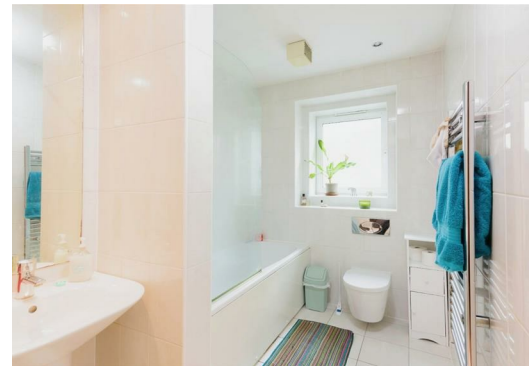
## DESCRIPTION

**EXCELLENT LOCATION.** This immaculately presented and spacious two bedroom first floor apartment with pleasant communal garden areas and seating overlooking landscaped grounds. The property is positioned within approximately 1/2 mile of York city centre and all its amenities including restaurants, theatre and high street retail shops.

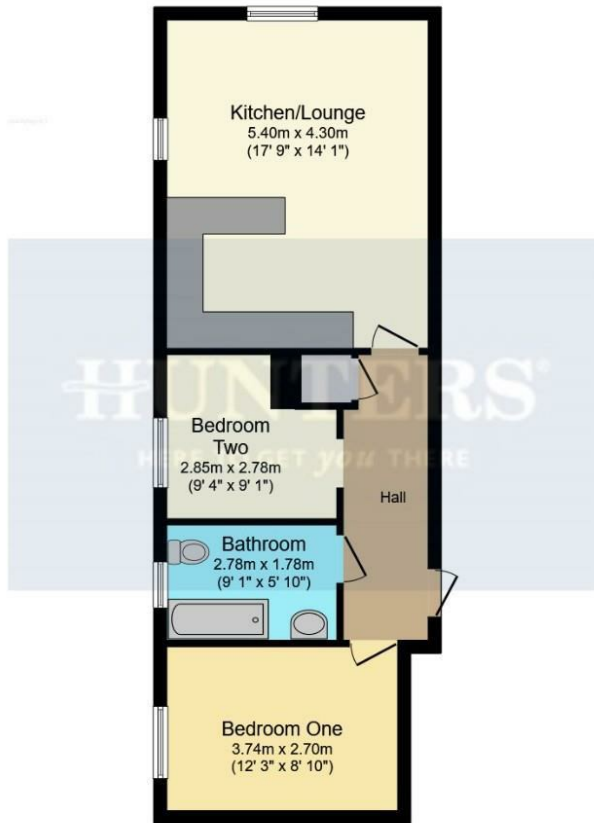
The building is accessed via a communal entrance with intercom entry system. Once in the building you have stairs and lift leading to the first floor where the apartment is located.

Once in the apartment itself you have an entrance hall providing access to all other rooms. The open plan living kitchen features a range of base and wall units with integrated appliances as well as a breakfast bar. the room is filled with natural light via windows to two elevations. The property has two bedrooms and a bathroom with sink, W.C and bath with shower over. This apartment offers secure underground parking .

Offered for sale with no onward chain a viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 54.5 sq.m. (587 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

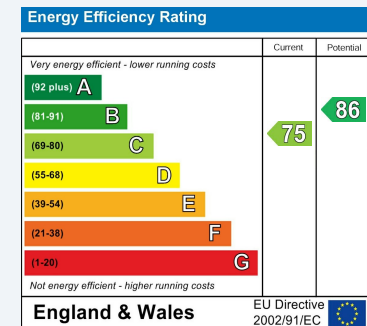
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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