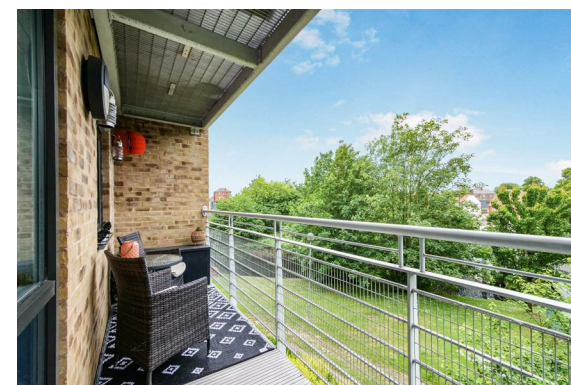




## Eboracum Way, York, YO31 7SQ

- Second Floor Apartment With Lift Access
- Balcony Overlooking The River Foss
- Minster View
- Two Bedrooms & Two Bathrooms
- Secure Underground Allocated Parking
- Council Tax Band C

**£235,000**



# Eboracum Way, , York, YO31 7SQ

## DESCRIPTION

A stylish two-bedroom second-floor apartment on Eboracum Way, offering River Foss views, a private balcony and secure underground parking, all within easy reach of York city centre. Ideally positioned for York Hospital, York St John University and local amenities, this modern apartment provides low-maintenance living in a highly convenient location.

Accessed via a secure communal entrance with lift and staircase to all floors, the property opens into a welcoming hallway with useful storage. The bright open-plan living and dining area enjoys excellent natural light from multiple windows and glazed doors leading to the balcony, creating an attractive space for relaxing or entertaining with pleasant riverside outlooks. The adjoining fitted kitchen includes a range of units, integrated cooking appliances and ample worktop space.

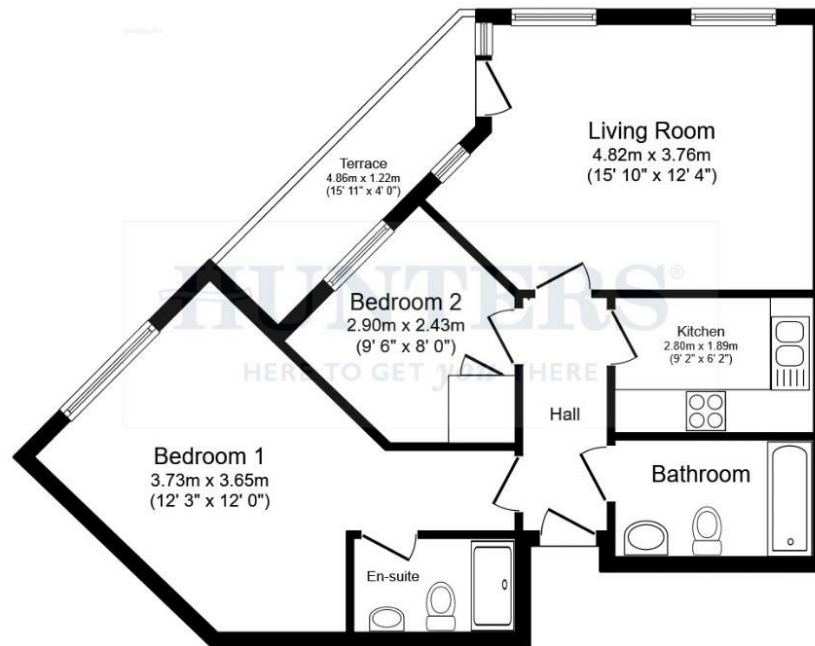
The principal bedroom is a generous double with fitted storage and a modern en-suite shower room. A second bedroom offers flexibility for guests, home working or additional sleeping space. The main bathroom features a contemporary three-piece suite with bath and shower attachment.

Externally, the apartment benefits from a private balcony overlooking the River Foss, secure underground allocated parking, double glazing and electric heating.

Eboracum Way provides excellent access to York city centre, Foss Islands retail amenities, transport links and key institutions, making this an appealing opportunity for buyers seeking a city-centre apartment with balcony views and secure parking.







Total floor area 59.7 m<sup>2</sup> (642 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 propertybox.io

### Viewings

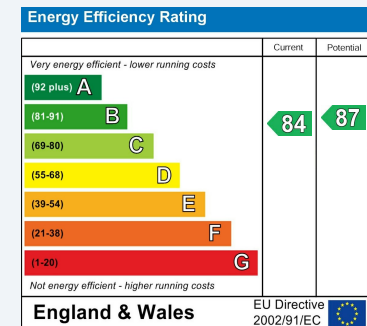
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.