



Flat 25 Florence House

Eboracum Way, YO31 7SQ

£1,000 pcm



Littlefairs
PROPERTY COMPANY

- 19/05/2026
- FURNISHED
- SECOND FLOOR FLAT
- PRIVATE BALCONY AREA
- ONE BEDROOM
- SECURE GARAGE PARKING
- CONVENIENT LOCATION
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

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

ROOM MEASUREMENTS

Living Room - 20' 8" x 11' 6" (6.32m x 3.52m)

Kitchen - 9' 4" x 7' 10" (2.87m x 2.41m)

Bedroom One - 16' 7" x 9' 8" (5.06m x 2.97m)

Bathroom - 8' 4" x 6' 2" (2.55m x 1.88m)

TERMS OF TENANCY

The property is available To Let unfurnished, initially on an Assured Shorthold Tenancy for a minimum period of six months. Under the new Renter's Rights Act legislation, from 1st May 2026 all tenancies will be automatically converted onto Assured Periodic Tenancies until either party give notice. Tenants will have security of tenure for the first twelve months, so long as they are not in breach of their agreement. An

'information sheet' is to be made available through the UK government from January 2026 and will be circulated to all tenants.

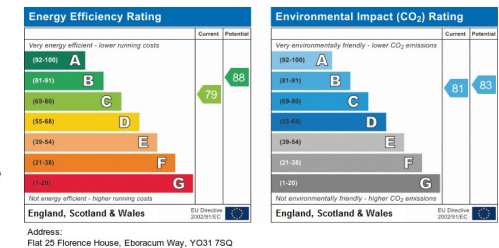
A Security Deposit of £1,150 will be payable for this tenancy.

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

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water 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. Please note that some of the photographs used in the marketing of this property may have been digitally enhanced using artificial intelligence to better represent the property's potential. We recommend viewing the property in person to get the most accurate impression of its current condition.



T: 01904 393989

E: info@LittlefairsPropertyCompany.co.uk

W: 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 and 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