



Florence House, Eboracum Way, York, YO31 7SQ

- One Bedroom Apartment
- No Onward Chain
- Private South-Facing Balcony
- Lift Access and Secure Allocated Parking
- Open Plan Living
- Council Tax Band B

£180,000

Florence House, Eboracum Way, York, YO31 7SQ

DESCRIPTION

A spacious and well-presented second floor apartment with secure allocated parking and lift access, ideally located within walking distance of York city centre and the historic Monkgate Bar.

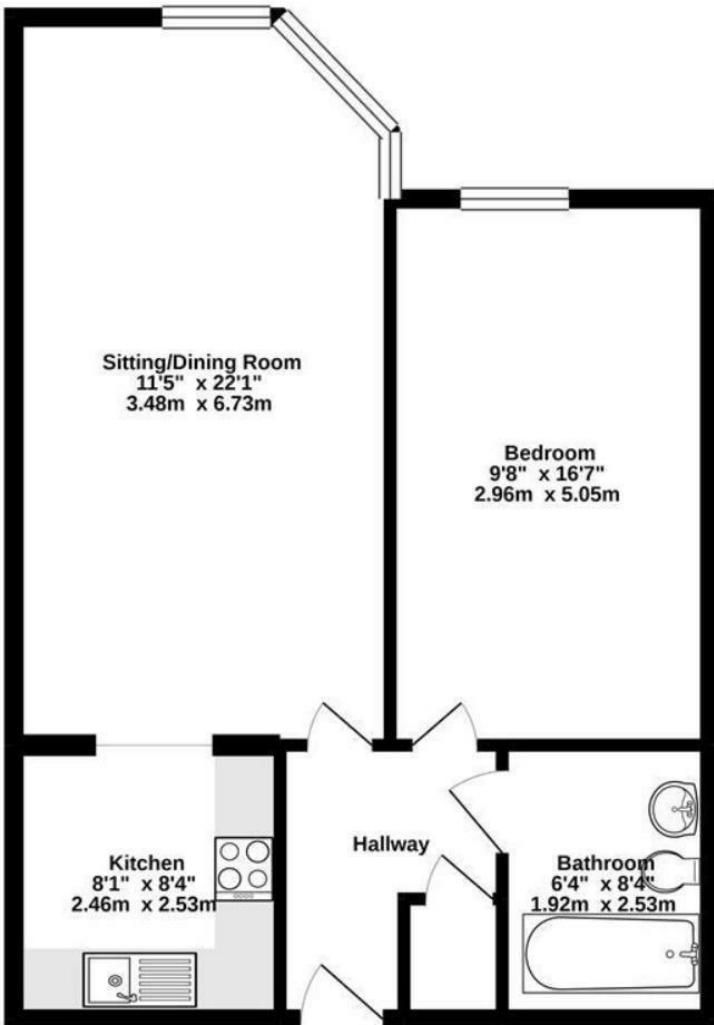
This smart one-bedroom home offers generous proportions throughout, with a large sitting/dining room that comfortably accommodates both living and entertaining space. The separate kitchen is well-appointed and neatly laid out, with ample worktop space and room for appliances. The reception opens to a private south-facing balcony.

The bedroom is a standout feature — notably larger than average — with excellent natural light and space for freestanding furniture. A modern bathroom and central hallway complete the layout, offering a practical flow and good separation between living and sleeping areas.

Eboracum Way is a popular development with excellent access to local amenities, riverside walks and transport links. The property would suit first-time buyers, downsizers or investors seeking a well-located, low-maintenance home in York.







2nd Floor
582 sq.ft. (54.1 sq.m.) approx.

TOTAL FLOOR AREA : 582 sq.ft. (54.1 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.
Made with Metropix ©2022.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.