







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

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£170,000

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.







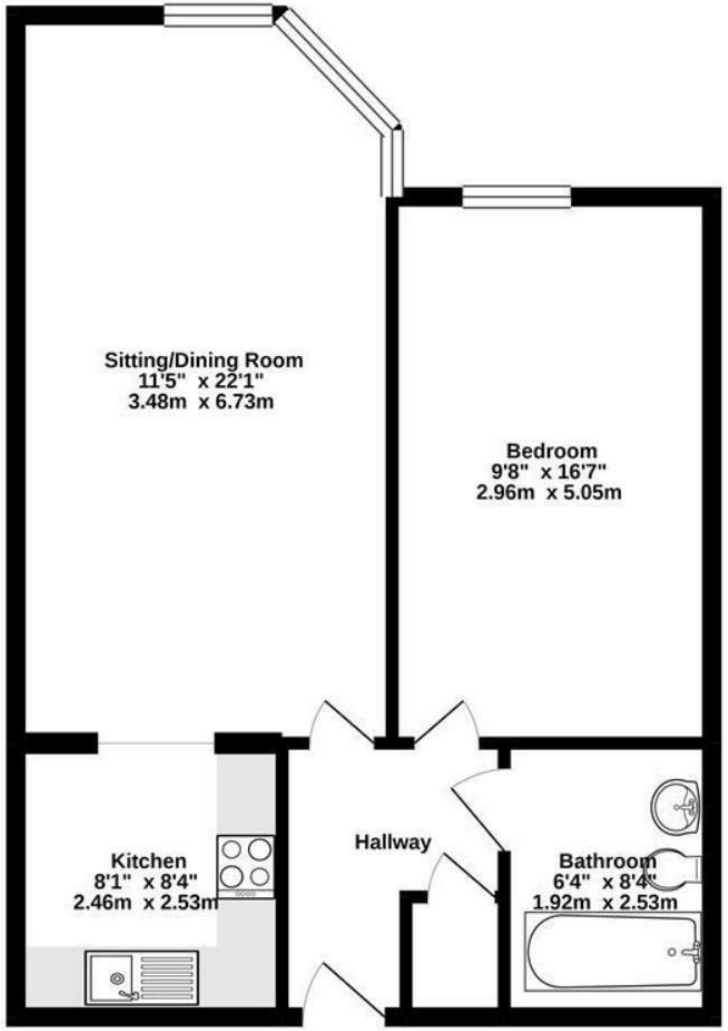












2nd Floor

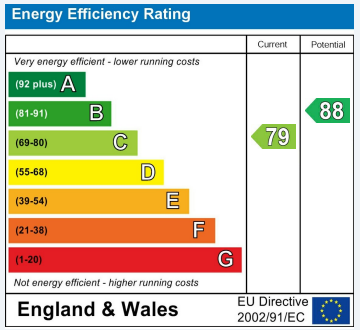
582 sq.ft. (54.1 sq.m.) approx.

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.
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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.



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Viewings

Please contact 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.

The Property Ombudsman

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