



## Eboracum Way, York, YO31 7SR

- Contemporary Apartment
- One Bedroom
- City Centre Living
- Allocated Underground Parking
- Private Balcony
- Council Tax Band B

£170,000

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# Eboracum Way, York, YO31 7SR

## DESCRIPTION

Tucked away in the ever-popular Eboracum Way development, this beautifully presented one-bedroom apartment offers the best of city living with a calming riverside backdrop. Just a short walk from York's historic centre, it's a peaceful retreat in a prime location.

Step inside to a generously sized open-plan living and dining area, flooded with natural light thanks to full-height windows. The space flows seamlessly onto a private balcony, the perfect spot to unwind or entertain while overlooking landscaped gardens and the River Foss.

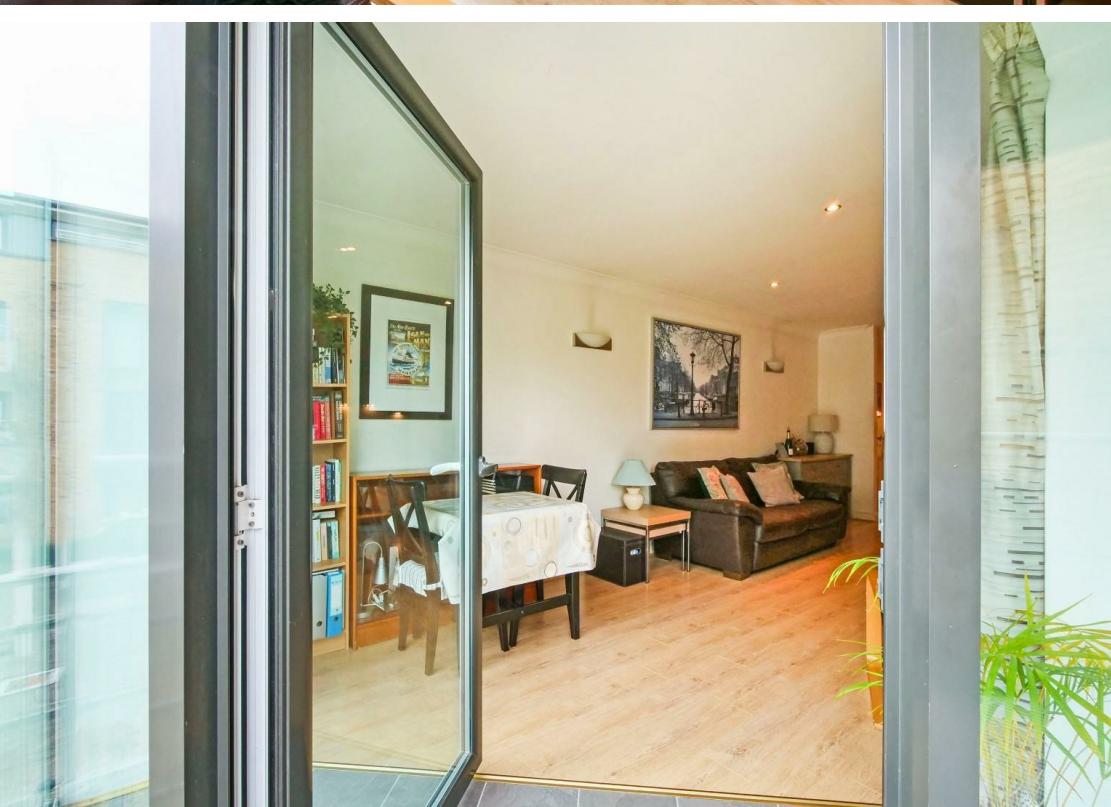
Set back from the main living space, the kitchen is both practical and stylish. It's fitted with sleek cabinetry, ample worktops, and integrated appliances—ideal for everyday cooking or hosting guests.

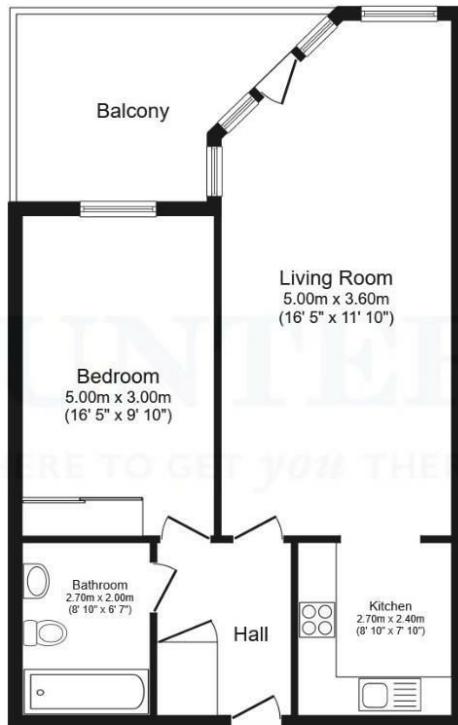
The spacious double bedroom enjoys a quiet outlook over the courtyard gardens and comfortably accommodates a full range of furniture, including wardrobes and storage. A well-appointed, larger-than-average bathroom features a modern three-piece suite with a shower over the bath.

Unusually for a property so close to the city centre, the apartment includes an allocated space in a secure underground car park, along with communal garden space.

The apartment combines tranquility with convenience—Foss Islands Road offers everyday essentials nearby, while the retail and leisure attractions at Monks Cross are just a short drive away and the City Walls are only moments away.







**Floor Plan**

Floor area 61.5 sq.m. (662 sq.ft.)

Total floor area: 61.5 sq.m. (662 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### Viewings

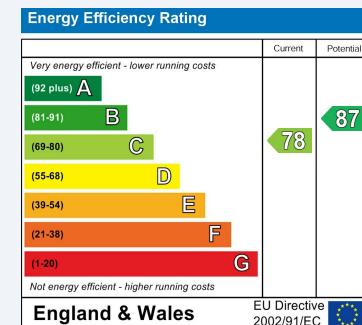
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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