



Ryedale House

58 - 60 Piccadilly, York YO1 9NX

£695,000



Occupying an enviable sixth-floor position within the highly regarded Ryedale House development, Apartment 601 is a beautifully presented luxury apartment extending to approximately 1,009 sq. ft. (93.7 sq. m.). Finished in a tasteful, light and contemporary style, this exceptional home offers generous proportions, elegant interiors and truly outstanding panoramic views across York's historic skyline.

The centrepiece of the apartment is the impressive 20ft open-plan kitchen, living and dining room, an inviting space designed for both everyday living and entertaining. Flooded with natural light from expansive windows, the room enjoys breathtaking elevated views across the city, with the iconic Clifford's Tower forming a spectacular focal point.

The apartment offers two generously proportioned double bedrooms, both benefiting from stylish en-suite facilities. The principal bedroom extends to over 20ft in length, creating a luxurious retreat, while the second bedroom provides equally versatile accommodation for guests or home working. A separate guest WC and useful storage cupboard further enhance the practicality of the layout.

Beautifully decorated throughout in a refined palette of soft neutral tones, the property exudes a sense of understated luxury. High-quality finishes, spacious accommodation and an abundance of natural light combine to create an elegant and welcoming home that is ready to move straight into.

Ryedale House enjoys a superb city-centre location, placing York's renowned restaurants, cafés, independent boutiques, riverside walks and historic attractions all within easy walking distance. Apartments of this calibre, offering such exceptional internal space and uninterrupted views towards Clifford's Tower and York's historic skyline, are rarely available.

Length of lease- 993 Years remaining
Ground rent - £250 per annum
Service Charge- £3,364 per annum





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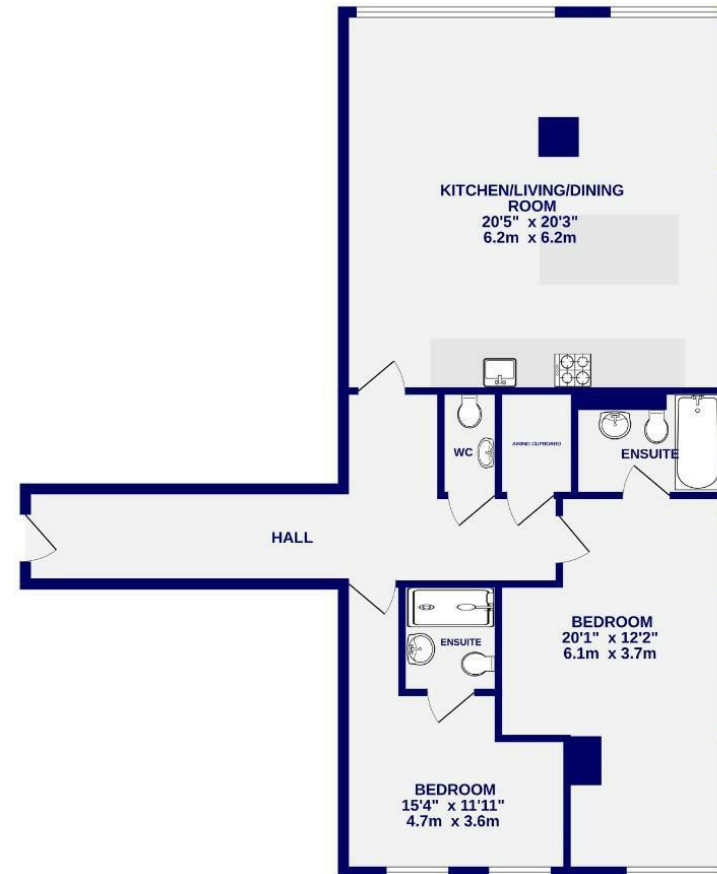
58 - 60 Piccadilly, York

YO1 9NX

Leasehold
Council Tax Band - E

- Luxury Apartment
- City Central Location
- Panoramic Views
- Concierge & Private Locker Storage
- Ideal Home or Holiday Rental
- Parking Available
- EPC C

6TH FLOOR
1009 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the gauges/shapes will form part of the overall floor area 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 is given as to their operability.

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