



**RYEDALE HOUSE**

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58-60 PICCADILLY

Ashtons

The logo for Ashtons, featuring the word 'Ashtons' in a white, sans-serif font. A red curved line underlines the letter 'A'.







**Apartment 304  
Ryedale House  
58 – 60, Piccadilly,  
York, YO1 9NX**

Ryedale House is a newly converted development of residential apartments arranged over seven floors, with the advantage of secure undercroft residents parking and a grand entrance foyer with concierge service.

Due to its stature and setting, Ryedale House offers unparalleled views across York's skyline including landmarks such as Clifford's Tower and York Minster. Featuring a cutting-edge design, which creates a high-quality interior and modern decorative finish including solid wood floors, NEFF Appliances and Vessini Bathroom fittings. The floor-to-ceiling glazing allows a wealth of natural light into the rooms and offers panoramic views across our beautiful historic city.

The distinctive building is much larger than similar developments standing tall and contrasting brilliantly with the stone-built heritage buildings which lie on the opposite bank of the river. For residents' convenience and peace of mind, the development also includes generous private storage lockers on each floor, bike storage, refuse chute, a sprinkler system, and lifts to all floors, as well as staircase access.

Communal Reception with Concierge -- Large Open Plan Living/Dining Kitchen -- Panoramic Views -- 2 Bedroom Apartment -- Main bedroom En suite Bathroom -- Utility zCupboard -- Family Bathroom -- Private Storage Locker -- Underfloor Heating -- Lifts Access to all floors -- Car Parking Spaces Available

**Price on Application**

**NEWBY**

**Ashtons**







## Ryedale House

On entry into the building, you are met by an impressive foyer providing three lifts to all floors, secure mailboxes, and a concierge desk.

The communal hallways exude sophistication and luxury with each apartment provided with a private storage locker on their floor located within the central hallway.

The apartment itself is entered through a spacious hallway which leads to a Two Bedrooms, a utility cupboard and family bathroom. The open plan living space with floor to ceiling windows provides a modern space with city views, benefitting from high-quality wooden floors, mood lighting, underfloor heating, and smart device access controls.

The minimalist, modern white kitchen with composite worktop and splash back in grey, complement the soft close units and NEFF appliances including the integrated Slide & Hide\*oven, fridge freezer, dishwasher, combi microwave oven, extractor hood and stainless-steel Franke sink and mixer tap running along the far wall, with a central island to seat four

The apartment benefits from two double bedrooms with one en suite bathroom and one family bathroom, these facilities including Vessini sanitary wear, separate shower with Vessini chrome fittings, a chrome towel rail, recessed cosmetics cabinet, sink and underfloor heating.

The communal areas include an entrance foyer with 12hr concierge, private fifth floor storage locker, refuse chute, three lifts to all floors and bicycle storage.

\*\* The Photos used are an example of a Newby apartment \*\*

\*\*On behalf of Newby "Ashtons Estate Agents subscribe to and comply with the Consumer Code for New Homes" \*\*



Kitchen/Living/Dining Room	7990mm x 4825mm	26'3" x 15'10"
Bedroom 1	5825mm x 3225mm	19'1" x 10'7"
Bedroom 2	3305mm x 2910mm	10'10" x 9'6"
Bedroom 3	4525mm x 3455mm	14'10" x 11'4"

■ Column

### Apartments

Floor 1: 1.5	Floor 4: 4.4
Floor 2: 2.5	Floor 5: 5.4
Floor 3: 3.4	Floor 6: 6.4



**CONSUMER  
CODE FOR  
HOME BUILDERS**

**Ashtons**

# SPECIFICATION

## Kitchen

- Soft close cabinets
- Composite worktop and splashback in grey
- High matt white worktop to peninsula units with LED strip under seating and wireless charging
- NEFF integrated Slide&Hide® oven
- NEFF integrated combi microwave oven\*
- NEFF integrated fridge-freezer
- NEFF integrated dishwasher
- Stainless steel Franke sink and mixer tap
- NEFF extractor hood

## Bathrooms, en-suites & WCs

- Fully tiled bathrooms and en-suites
- Recessed cosmetic cabinets
- Vessini sanitaryware
- Vessini chrome fittings
- Chrome towel rails
- Automatic feature lighting
- Feature bath if space allows (7th floor only\*)

## Interior

- Walnut veneer doors
- High quality wooden flooring
- High quality carpets to bedroom(s)
- Mood lighting
- Recessed LED downlighters to bedroom(s)
- Underfloor heating to kitchen, living room and bathroom
- Smart device compatible heating controls
- Fitted wardrobes (7th floor only)

## Media

- A range of data and broadband connections
- USB sockets to the bedroom(s), kitchen and living space

## Communal

- Private and secure gated development
- 3 lifts to all floors
- Private allocated parking (by additional purchase) in fully lit parking area
- Full digital colour video entry system
- 12 hour concierge
- Storage lockers
- Refuse chute
- Sprinkler system throughout

## Security

- Digital HD CCTV system
- Complete 'monitoring ready' intruder alarms to all apartments
- Fire alarm

## Tenure

- 999 year lease

## Warranty

- 10 year Checkmate warranty













