

Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		
Potential		
77		



404 Ryedale House 58 -60 Piccadilly, York
£705,000



Ashtons



Description

Ideal Short term/ Holiday let Investment property with potential gross income of £102,192 per annum.

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. These apartments will be completed and ready to move into by December 2020.

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 -- Fourth Floor Three Bedroom Apartment -- Two En suite Bathrooms -- Utility & Separate Family Bathroom -- Private Storage Locker -- Underfloor Heating -- Lifts Access to all floors -- Sun Terrace -- Car Parking Spaces Available

Situated on the second floor, the interior décor is a classic yet contemporary colour palette providing a personality and interest with an abundance of different neutral tones, textures, and pop of black to add drama and luxury.

On entering the apartment, the spacious and light entrance hallway provides a glimpse of the elegance within. This area provides access to the separate utility room, two store cupboards, guest bathroom, three king-size bedrooms and the living space. **On behalf of Newby "Ashtons Estate Agents subscribe to and comply with the Consumer Code for New Homes" **

The minimalist, modern white kitchen with composite worktop and splashback in grey, compliment the soft close units and