

The floor plan for the second floor includes the following rooms and features:

- BEDROOM:** 18'8" x 12'8" (5.7m x 3.9m), located at the bottom right.
- ENSUITE:** Attached to the bedroom, containing a bathtub, toilet, and sink.
- LIVING ROOM/ KITCHEN/ DINING ROOM:** 33'10" x 16'3" (10.3m x 5.0m), a large open-plan area in the center.
- UTILITY ROOM:** 10'3m x 5.0m, located at the top left, containing a washing machine and a dryer.
- BATHROOM:** Located at the top left, containing a toilet and a sink.

Ryedale House
Piccadilly, York
YO1 9NX

Council Tax Band - D

- Second Floor Apartment
- Luxurious Development
- Lift & Concierge Service
- One Bedroom
- Ensuite
- Immaculately Presented Throughout
- No Onward Chain
- EPC B



Ryedale House, Piccadilly, York, YO1 9NX

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£275,000



An immaculately presented one bedroom apartment, located in a highly desirable position within York city centre. With an array of local shops, eateries, and scenic river walks on its doorstep, this apartment offers a fantastic turnkey property or holiday let opportunity. Ryedale House has been recently developed to feature a collection of premium apartments, complete with lift access and a concierge service.

Situated on the second floor, this apartment features a spacious entrance hall leading to an open plan kitchen, living, and dining area. Benefiting from wonderful morning sunlight due to its orientation, the living room overlooks Piccadilly. At the rear, the kitchen and dining area include a fully fitted kitchen with ample storage provided by wall and base units, as well as integrated appliances. Across the hall is a generously sized double bedroom, complete with built in wardrobes and a modern ensuite shower room.

Offered with no onward chain, early viewing is highly recommended.

Leasehold
Length of lease- 999 years from 2019
Ground rent £250 per annum
Ground rent review period- Fixed
Service charge £1,345.41 per annum

Council Tax Band - D

