



Ryedale House, 58 - 60,
Piccadilly,
York
YO1 9NX

£580,000



Situated within one of York's most iconic residential developments, this stunning second-floor apartment offers contemporary luxury living in the heart of the city. Ryedale House enjoys a commanding position on the banks of the River Foss, with far-reaching views over York's historic skyline, including Clifford's Tower and York Minster.

Finished to an exceptional standard, the apartment boasts floor-to-ceiling glazing that floods the open-plan living space with natural light, showcasing the uninterrupted panoramic vistas. The sleek, modern kitchen is fitted with a bespoke, oak built walk-in pantry and a full range of high-spec NEFF appliances, while both bathrooms feature stylish Vessini fittings and a luxurious finish.

The layout comprises a generous living/dining kitchen with direct access to a sun terrace, two double bedrooms – each with an en suite – a separate WC, a large cloakroom and a useful utility room. Underfloor heating runs throughout, adding to the comfort and sophistication of the home.

Ryedale House offers residents a level of convenience and security rarely found in city centre living, with a concierge service, secure, dedicated undercroft parking, lifts to all floors, and a private storage locker on the same level as the apartment. Additional benefits include bicycle storage, refuse chutes, sprinkler system, and well-maintained communal spaces.

Leasehold

Length of lease- 994 years remaining

Ground rent - £250 per annum

Ground rent review period- Fixed

Service Charge- £4,286.04 per annum

Council Tax Band- F

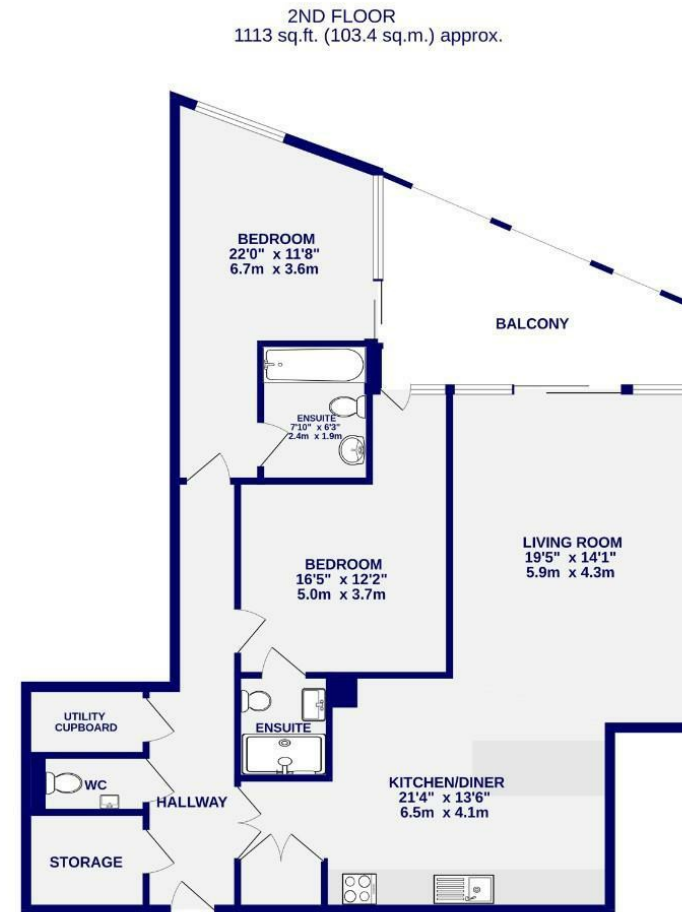




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Leasehold
Council Tax Band - F

- Second Floor Apartment
- City Central Location
- Luxury Fixtures & Fittings
- Concierge & Private Locker Storage
- Ideal Home Or Holiday Rental
- Private Parking Space
- EPC C



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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 gauged areas 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 to their operability.
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