



HUDSON  
MOODY

Ryedale House 58-60 Piccadilly, York YO1 9NX



A stunning and contemporary third floor apartment, offering 1000Sq Ft of accommodation. Situated within the exclusive Ryedale House building, in the heart of the city centre.

- **Stunning Third Floor Apartment set within an Exclusive Gated Development**
- **High Quality and Contemporary Finish**
- **Enviably Panoramic Views over the City**
- **Open Plan Living and Entertaining Space**
- **Utility Area**
- **Master Bedroom with En-Suite Shower Room**
- **Second Double Bedroom**
- **House Bathroom**
- **Welcoming Concierge Service and Private Lockable Storage Area**
- **Parking Available on a Rental Basis**

**Guide Price £525,000**

**Tenure: Leasehold**

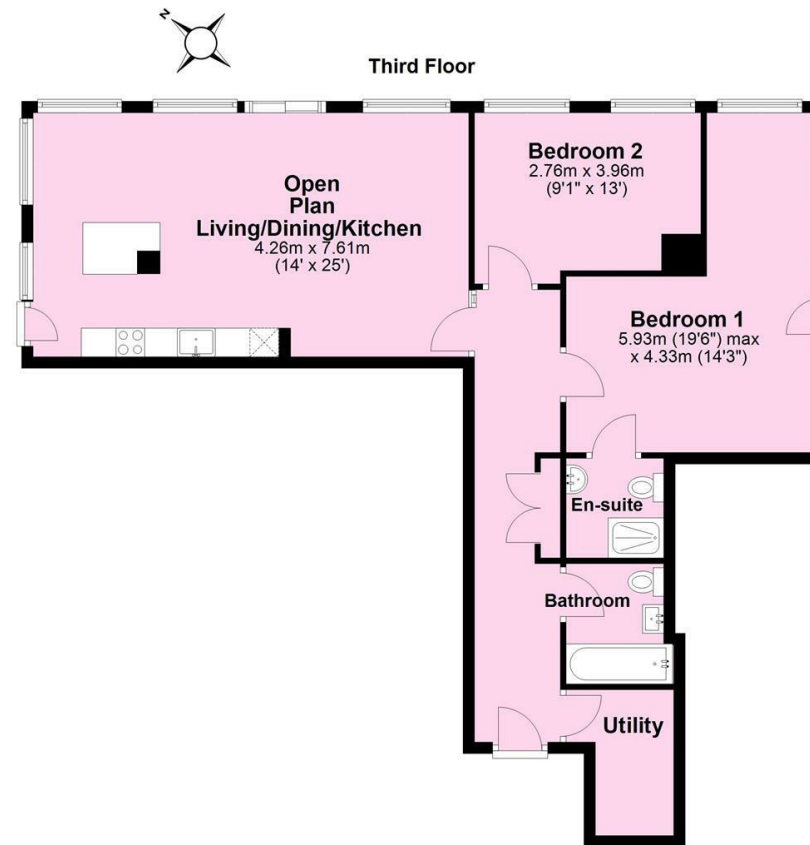
**Council Tax Band: E**

Length of Lease: 995

Ground Rent: Peppercorn

Ground Rent Review Period: N/A

Service Charge: £2859.40

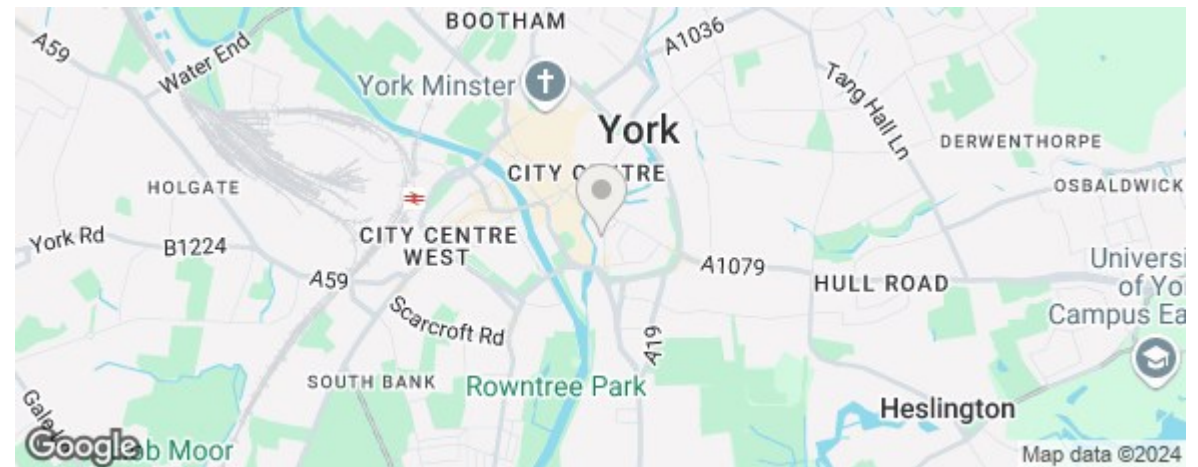
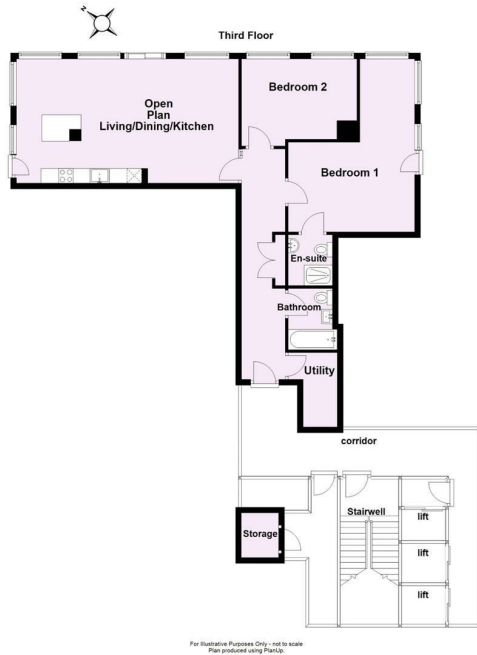


Total area: approx 92 sq. meters (999.2 sq. feet) INCLUDING Store  
Plan produced using PlanUp.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**IMPORTANT NOTICE**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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