

Piccadilly, York, YO1 9NX

- Prestigious City Centre Location
- High-Spec Kitchen
- 4th Floor Apartment
- Exclusive Development with Concierge Service
- Two Ensuite Double Bedrooms
- Council Tax Band E

£500,000



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DESCRIPTION

A superb example of contemporary apartment living, Ryedale House is an exclusive, private development in the heart of York's vibrant city centre. With secure access and an on-site concierge, this fourth-floor two-bedroom apartment offers both luxury and convenience.

Ryedale House enjoys a prestigious setting right in York's bustling city centre, placing residents within easy reach of the city's most iconic sights - including Clifford's Tower, the city walls, and York Minster. The surrounding area is alive with character, offering a dynamic mix of artisan shops, award-winning dining spots, charming coffee houses, and a wealth of cultural experiences.

The welcoming entrance hallway leads to a spacious, open-plan living and kitchen area. Floor-to-ceiling windows bathe the space in natural light and offer striking city views, creating a bright and airy atmosphere ideal for both relaxing and entertaining.

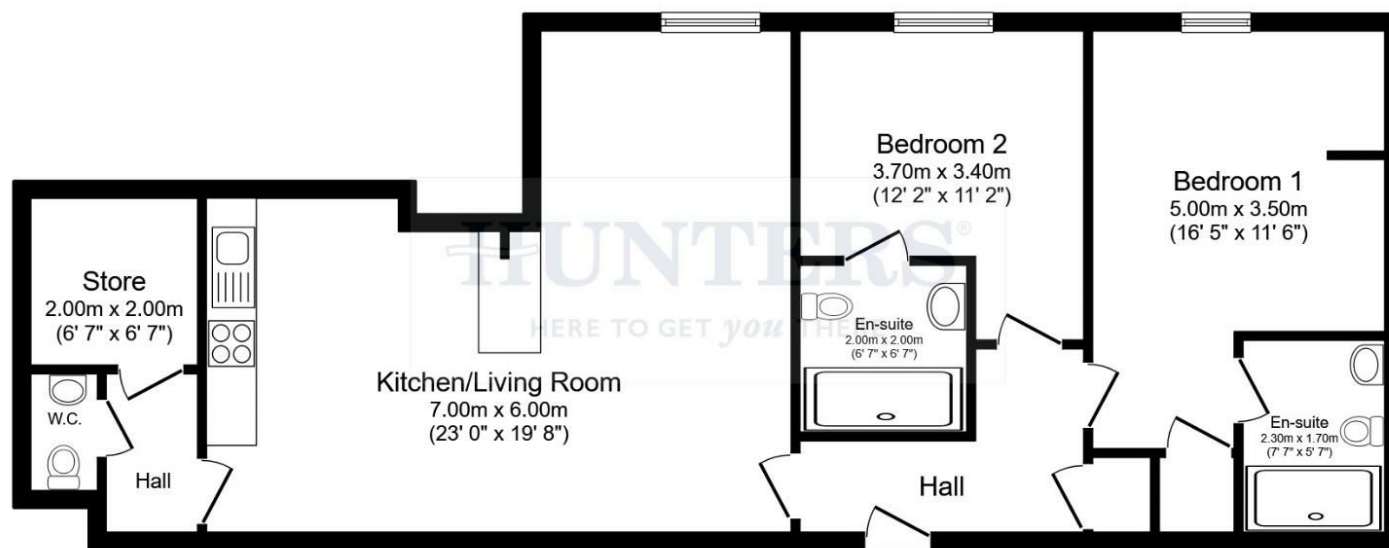
The sleek, modern kitchen is thoughtfully designed and fully equipped with integrated appliances including a fridge freezer, oven, hob, and dishwasher. A substantial utility cupboard houses the washing machine, keeping the living space streamlined and clutter-free. A guest WC is also conveniently located off the main living area.

The apartment features two well-proportioned double bedrooms, both benefiting from stylish ensuite bathrooms, one with shower and one with a bath.

Finished to a high standard throughout, this property combines comfort, practicality, and elegance.







Total floor area 83.9 sq.m. (903 sq.ft.) approx

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Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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