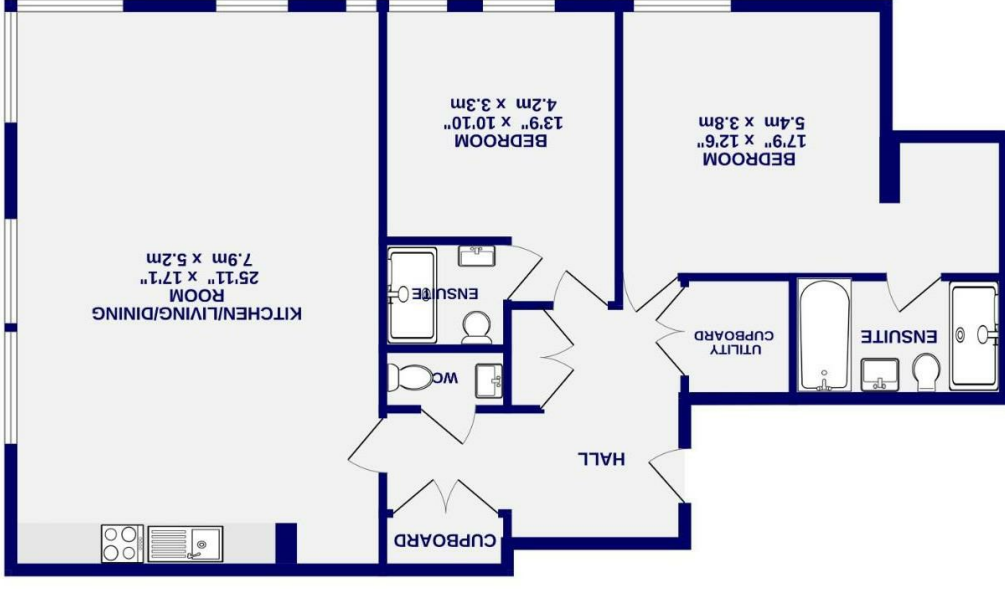


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.

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

Leasehold  
Council Tax Band - F

- Second Floor Luxury apartment
- City Central Location
- Concierge & Private Locker Storage
- Ideal Home or Holiday Rental
- Two Double Bedrooms and Two Bathrooms
- Parking Space In Secure Gated Car Park
- EPC C



2ND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.

TOTAL FLOOR AREA: 1018 sq.ft. (94.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other dimensions are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.



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

Guide Price £480,000



An exquisitely designed two-bedroom luxury apartment, currently operating as a successful holiday let.

Ryedale House is a prestigious development situated within York's historic city walls. Located on the second floor, this apartment offers two spacious double bedrooms and two stylish bathrooms, making it perfect for city-centre living or as a premium holiday home.

This recently converted residential development spans seven floors, boasting a grand entrance foyer complete with a concierge service. Its elevated position provides unparalleled views of York's iconic skyline, including landmarks such as Clifford's Tower and York Minster.

Designed with cutting-edge modernity, the apartment features a high-quality interior finish with floor-to-ceiling glazing that floods the space with natural light while showcasing breath-taking panoramic views of York's historic beauty.

The striking architecture of Ryedale House stands apart, towering above similar developments and offering a contemporary contrast to the traditional stone-built heritage buildings across the river. Residents benefit from a host of conveniences, including generous private storage lockers on each floor, secure bike storage, a refuse chute, sprinkler systems, and lifts to all levels, ensuring both ease of access and peace of mind.

**Key Features:**

- Communal Reception with Concierge
- Spacious Open-Plan Living/Dining Kitchen
- Stunning Panoramic Views
- Two Double Bedrooms
- Two Modern Bathrooms
- Private Storage Locker
- Underfloor Heating
- Lift Access to All Floors

Leasehold  
997 years remaining  
Ground rent- £0  
Service Charge- £2,417.49 per annum

