

Ashtons



Apt 611 Ryedale House Piccadilly YO1 9NX

£2,350 Per Month

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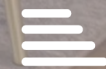
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1



C





This fully furnished two bedroom apartment is located in Ryedale House, an exclusive, private development in the heart of York with an impressive lobby; on-site concierge, lift access and secure allocated parking. Located on the sixth floor, arrive into the apartment's entrance hallway with utility cupboard housing the washer dryer and a guest WC. The open plan kitchen, living and dining area has been designed to the highest standards and has premium integrated Neff appliances including oven, hob, fridge freezer and dishwasher. The living area has floor to ceiling windows and a patio door to the balcony with wonderful views over York Minster and seating for two.

The primary bedroom has a king size bed, built in wardrobes and an ensuite complete with underfloor heating and a bath with overhead shower. The second bedroom also has a king size bed that can be converted to two single beds, and ensuite with walk in shower. Balcony can also be accessed from the second bedroom.

One allocated, covered parking space included.

Available 12th June 26

Deposit £2500 / Council Tax Band E / EPC Rating C



|                            |                 |               |
|----------------------------|-----------------|---------------|
| Kitchen/Living/Dining Room | 6575mm x 5405mm | 21'7" x 17'9" |
| Bedroom 1                  | 4750mm x 4460mm | 15'7" x 14'7" |
| Bedroom 2                  | 3405mm x 3035mm | 11'2" x 9'11" |



**Apartments**  
 Floor 1: 1.13    Floor 4: 4.11  
 Floor 2: 2.13    Floor 5: 5.11  
 Floor 3: 3.11    Floor 6: 6.11



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