Ryedale House, 58-60 Piccadilly, York

£375,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

58-60 Piccadilly, York YO1 9NX

Est. 1871

£375,000

Stunning two bedroom fourth floor apartment in York City Centre. Offered for sale with vacant possession and no onward chain, situated within an extremely sort after development, with fabulous views of the city.

The building is entered via a secure fob access front door with lift and stairs leading to the fourth floor. The apartment itself is accessed through a solid wood front door into a spacious entrance hall with engineered oak wooded floors leading through to the kitchen living area.

The stylish kitchen boasts a range of wall and base units, integrated dish washer, fridge freezer, oven and hob along with a stainless steel sink with mixer tap. The living area benefit from stunning floor to ceiling windows, offerings breathtaking views over the city, and a door leading onto a cosy balcony.

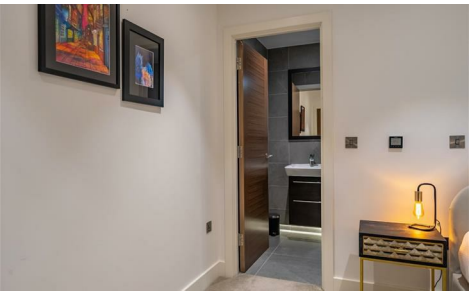
The master suite is an extremely spacious double bedroom with en-suite, dressing area and door leading to the apartment's balcony. The en-suite itself is a modern stylish suite briefly comprising a bath with waterfall shower over, wash basin with vanity unit under, floating wc, as well as a heated towel rail and useful shelving and storage.

Bedroom two is another double room with glass door leading out to the balcony. Completing the internal accommodation is a house shower room briefly comprising a walk-in waterfall

Tenure: Leasehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: B - 81
Council Tax: E - City of York
Current Planning Permission: No current planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



shower, floating wash basin and wc, as well as a heated towel rail.

The property also benefits from a number of useful storage cupboards including a storage area in the communal part of the building, and a fabulous balcony over looking Cliffords Tower and the beautiful city of York.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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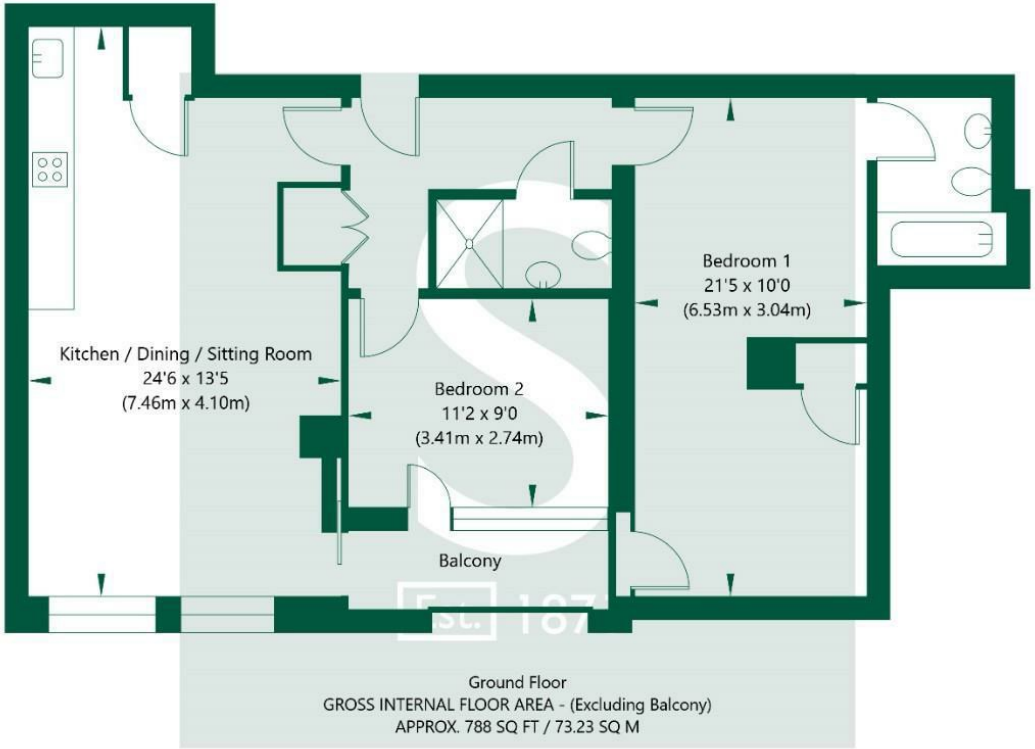

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 788 SQ FT / 73.23 SQ M - (Excluding Balcony)
Copied from existing plans and accuracy cannot be guaranteed
All measurements and fixtures including doors and windows are approximate and should be independently verified.