



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

£580,000



Situated within one of York's most iconic residential developments, this stunning second-floor apartment offers contemporary luxury living in the heart of the city. Ryedale House enjoys a commanding position on the banks of the River Foss, with far-reaching views over York's historic skyline, including Clifford's Tower and York Minster.

Finished to an exceptional standard, the apartment boasts floor-to-ceiling glazing that floods the open-plan living space with natural light, showcasing the uninterrupted panoramic vistas. The sleek, modern kitchen is fitted with a bespoke, oak built walk-in pantry and a full range of high-spec NEFF appliances, while both bathrooms feature stylish Vessini fittings and a luxurious finish.

The layout comprises a generous living/dining kitchen with direct access to a sun terrace, two double bedrooms – each with an en suite – a separate WC, a large cloakroom and a useful utility room. Underfloor heating runs throughout, adding to the comfort and sophistication of the home.

Ryedale House offers residents a level of convenience and security rarely found in city centre living, with a concierge service, secure, dedicated undercroft parking, lifts to all floors, and a private storage locker on the same level as the apartment. Additional benefits include bicycle storage, refuse chutes, sprinkler system, and well-maintained communal spaces.

Leasehold

Length of lease- 994 years remaining

Ground rent - £250 per annum

Ground rent review period- Fixed

Service Charge- £4,286.04 per annum

Council Tax Band- F

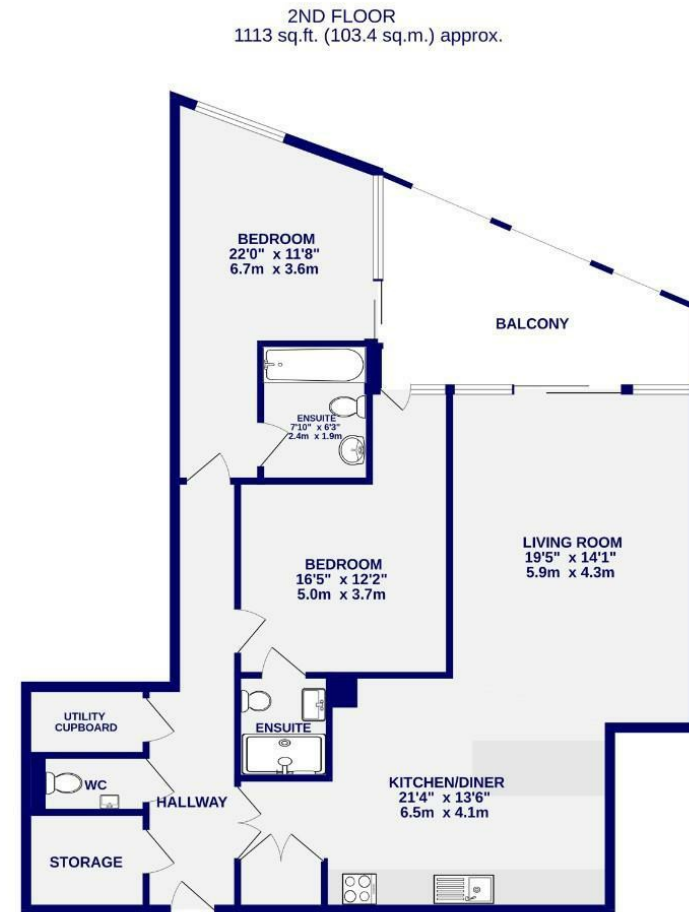




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Leasehold
Council Tax Band - F

- Second Floor Apartment
- City Central Location
- Luxury Fixtures & Fittings
- Concierge & Private Locker Storage
- Ideal Home Or Holiday Rental
- Private Parking Space
- EPC C



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.
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