



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

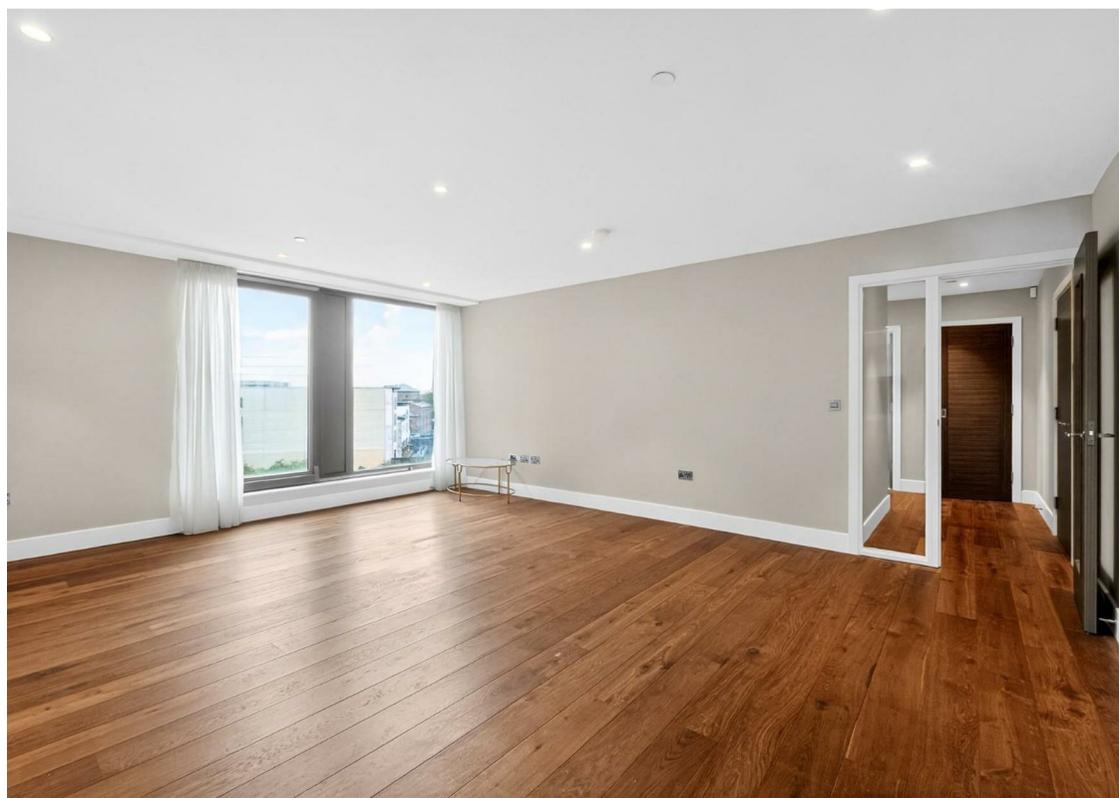
Located on Piccadilly, in the heart of York city centre, this fourth-floor apartment in Ryedale House offers modern, secure living with the benefit of an on-site concierge. The development is one of the city's most recognised contemporary schemes, placing residents within immediate reach of shops, restaurants, cultural venues and key landmarks including Clifford's Tower and the city walls.

The entrance hallway leads into a spacious open-plan living and kitchen area, with floor-to-ceiling windows providing strong natural light and far-reaching city views. The kitchen is fitted with integrated appliances, and a large utility cupboard keeps laundry and storage neatly out of sight. A guest W.C. is positioned off the main living space.

There are two double bedrooms, each with its own en-suite bathroom — one with a shower and one with a bath.

Finished to a high standard throughout, the apartment offers a practical and well-designed layout in a highly convenient central location.







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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

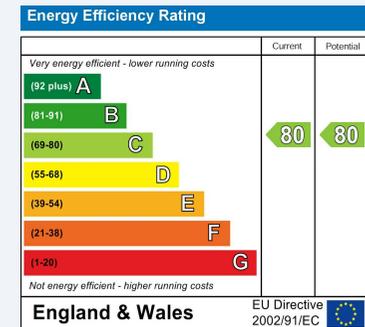
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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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