



**RYEDALE HOUSE**

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58-60 PICCADILLY

Ashtons

The logo for Ashtons, featuring the word 'Ashtons' in a white, sans-serif font. A red curved line underlines the letter 'A'.



**Apartment 5.07 Ryedale House  
58 – 60, Piccadilly,  
York, YO1 9NX**

Ryedale House is a newly converted development of residential apartments arranged over seven floors, with the advantage of secure undercroft residents parking and a grand entrance foyer with concierge service.

Due to its stature and setting, Ryedale House offers unparalleled views across York's skyline including landmarks such as Clifford's Tower and York Minster. Featuring a cutting-edge design, which creates a high-quality interior and modern decorative finish including solid wood floors, NEFF Appliances and Vessini Bathroom fittings. The floor-to-ceiling glazing allows a wealth of natural light into the rooms and offers panoramic views across our beautiful historic city. These apartments will be completed and ready to move into by December 2020 and are still available for the help to buy incentive scheme.

The distinctive building is much larger than similar developments standing tall and contrasting brilliantly with the stone-built heritage buildings which lie on the opposite bank of the river. For residents' convenience and peace of mind, the development also includes generous private storage lockers on each floor, bike storage, refuse chute, a sprinkler system, and lifts to all floors, as well as staircase access.

Communal Reception with Concierge -- Large Open Plan Living/Dining Kitchen -- Panoramic Views – A Fifth Floor -- 2 Bedroom Apartment – Main bedroom En suite Bathroom – Utility zCupboard -- Family Bathroom -- Private Storage Locker – Underfloor Heating –Lifts Access to all floors -- Car Parking Spaces Available

**Price on Application**

**NEWBY**

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## Ryedale House

On entry into the building, you are met by an impressive foyer providing three lifts to all floors, secure mailboxes, and a concierge desk.

The communal hallways exude sophistication and luxury with each apartment provided with a private storage locker on their floor located within the central hallway.

The apartment itself is entered through a spacious hallway which leads to a Two Bedrooms, a utility cupboard and family bathroom. The open plan living space with floor to ceiling windows provides a modern space with city views, benefitting from high-quality wooden floors, mood lighting, underfloor heating, and smart device access controls.

The minimalist, modern white kitchen with composite worktop and splash back in grey, complement the soft close units and NEFF appliances including the integrated Slide & Hide\*oven, fridge freezer, dishwasher, combi microwave oven, extractor hood and stainless steel Franke sink and mixer tap running along the far wall, with a central island to seat four

The apartment benefits from two double bedrooms with one en suite bathroom and one family bathroom, these facilities including Vessini sanitary wear, separate shower with Vessini chrome fittings, a chrome towel rail, recessed cosmetics cabinet, sink and underfloor heating.

The communal areas include an entrance foyer with 12hr concierge, private fifth floor storage locker, refuse chute, three lifts to all floors and bicycle storage.

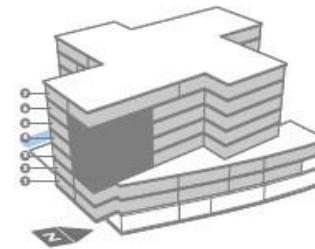
\*\* The Photos used are an example of a Newby apartment \*\*

\*\*On behalf of Newby "Ashtons Estate Agents subscribe to and comply with the Consumer Code for New Homes" \*\*



Kitchen/Living/Dining Room	7050mm x 6020mm	23'1" x 19'9"
Bedroom 1	4010mm x 3910mm	13'2" x 12'10"
Bedroom 2	4065mm x 2770mm	13'4" x 9'1"

■ - Column



### Apartments

Floor 3: 3.7    Floor 5: 5.7  
 Floor 4: 4.7    Floor 6: 6.7

**CONSUMER  
 CODE FOR  
 HOME BUILDERS**

**Ashtons**















