



**RYEDALE HOUSE**

---

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'.



Eclair.  
Macarons.  
Croissants.  
Cappuccino.  
Café au Lait.  
Crème brûlée.



**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 Seventh Floor 3 Bedroom Apartment -- Two En suite Bathrooms -- Family Bathroom -- Utility-- Private Storage Locker -- Underfloor Heating --Lifts Access to all floors  
Tandem Car Parking Spaces Available

**NEWBY**

**Ashtons**

## Ryedale House

Situated on the seventh floor, the interior décor is a classic yet contemporary colour palette providing a personality and interest with an abundance of different neutral tones, textures, and pop of black to add drama and luxury.

On entering the apartment, the spacious and light entrance hallway provides a glimpse of the elegance within. This area provides access to the separate utility room, two store cupboards, guest bathroom, three king size bedrooms and the living space.

The minimalist, modern white kitchen with composite worktop and splash back in grey, compliment 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 open plan living, dining, kitchen space wraps around the sun terrace with views of York Minster and York City Centre. Benefitting from high quality wooden floors, mood lighting, underfloor heating, and smart device access controls.

Including two luxurious, fully tiled en suite and one family bathrooms including Vessini sanitary wear, bath, separate shower with Vessini chrome fittings, a chrome towel rail, recessed cosmetics cabinet, sink and underfloor heating. In addition, the apartment has a further two king-size bedrooms and additional en suite bathroom to bedroom two and a family bathroom.

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

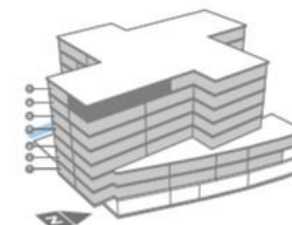
\*\* The photos used are an example of a Newby apartment \*\*

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



Kitchen/Living/Dining Room	7945mm x 6465mm	26'1" x 21'2"
Bedroom 1	3440mm x 3160mm	11'3" x 10'4"
Bedroom 2	3315mm x 3065mm	10'10" x 10'0"
Bedroom 3	3320mm x 2765mm	10'10" x 9'1"

■ - Column  
W - Wardrobe



Apartment  
Floor 7: 7.5







# SPECIFICATION

## Kitchen

- Soft close cabinets
- Composite worktop and splashback in grey
- High matt white worktop to peninsula units with LED strip under seating and wireless charging
- NEFF integrated Slide&Hide® oven
- NEFF integrated combi microwave oven\*
- NEFF integrated fridge-freezer
- NEFF integrated dishwasher
- Stainless steel Franke sink and mixer tap
- NEFF extractor hood

## Bathrooms, en-suites & WCs

- Fully tiled bathrooms and en-suites
- Recessed cosmetic cabinets
- Vessini sanitaryware
- Vessini chrome fittings
- Chrome towel rails
- Automatic feature lighting
- Feature bath if space allows (7th floor only\*)

## Interior

- Walnut veneer doors
- High quality wooden flooring
- High quality carpets to bedroom(s)
- Mood lighting
- Recessed LED downlights to bedroom(s)
- Underfloor heating to kitchen, living room and bathroom
- Smart device compatible heating controls
- Fitted wardrobes (7th floor only)

## Media

- A range of data and broadband connections
- USB sockets to the bedroom(s), kitchen and living space

## Communal

- Private and secure gated development
- 3 lifts to all floors
- Private allocated parking (by additional purchase) in fully lit parking area
- Full digital colour video entry system
- 12 hour concierge
- Storage lockers
- Refuse chute
- Sprinkler system throughout

## Security

- Digital HD CCTV system
- Complete 'monitoring ready' intruder alarms to all apartments
- Fire alarm

## Tenure

- 999 year lease

## Warranty

- 10 year Checkmate warranty







