



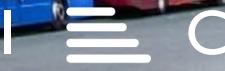
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# Piccadilly, York

£1,200,000



Presenting a truly spectacular top-floor penthouse in the iconic Ryedale House — a rare opportunity to own a residence that combines architectural prestige with breathtaking panoramic views of York's skyline, including the majestic York Minster.

Located in the heart of York City Centre, Ryedale House offers unrivalled convenience. Just steps away from celebrated landmarks such as Clifford's Tower, the historic city walls, and York Minster, residents enjoy a vibrant neighbourhood filled with independent boutiques, acclaimed restaurants, cosy cafés, and rich cultural attractions.

This prestigious development boasts a grand entrance foyer with a managed concierge service, private storage lockers on each floor, secure bicycle storage, a refuse chute system, sprinkler coverage, and both lift and stair access to all levels. York Railway Station is within easy walking distance, providing direct links to London, Edinburgh, Leeds, and Manchester. Major road connections including the A1M, A64, and A19 are also readily accessible.

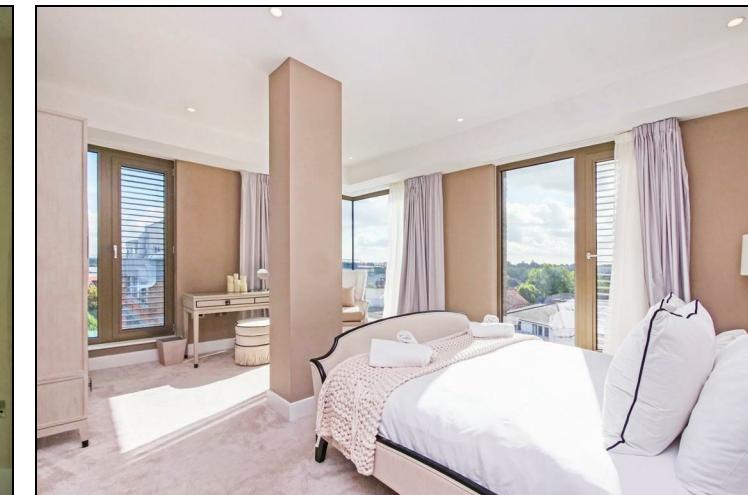
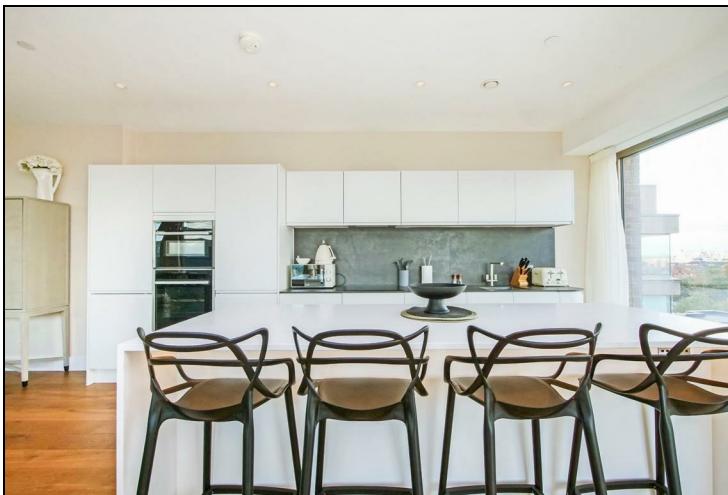
Located on the seventh floor, the penthouse is a masterclass in contemporary elegance. The entrance hallway features two generous storage cupboards and a stylish guest bathroom, leading to three bedrooms, each with luxurious three-piece ensuite bathrooms, offering comfort and privacy.

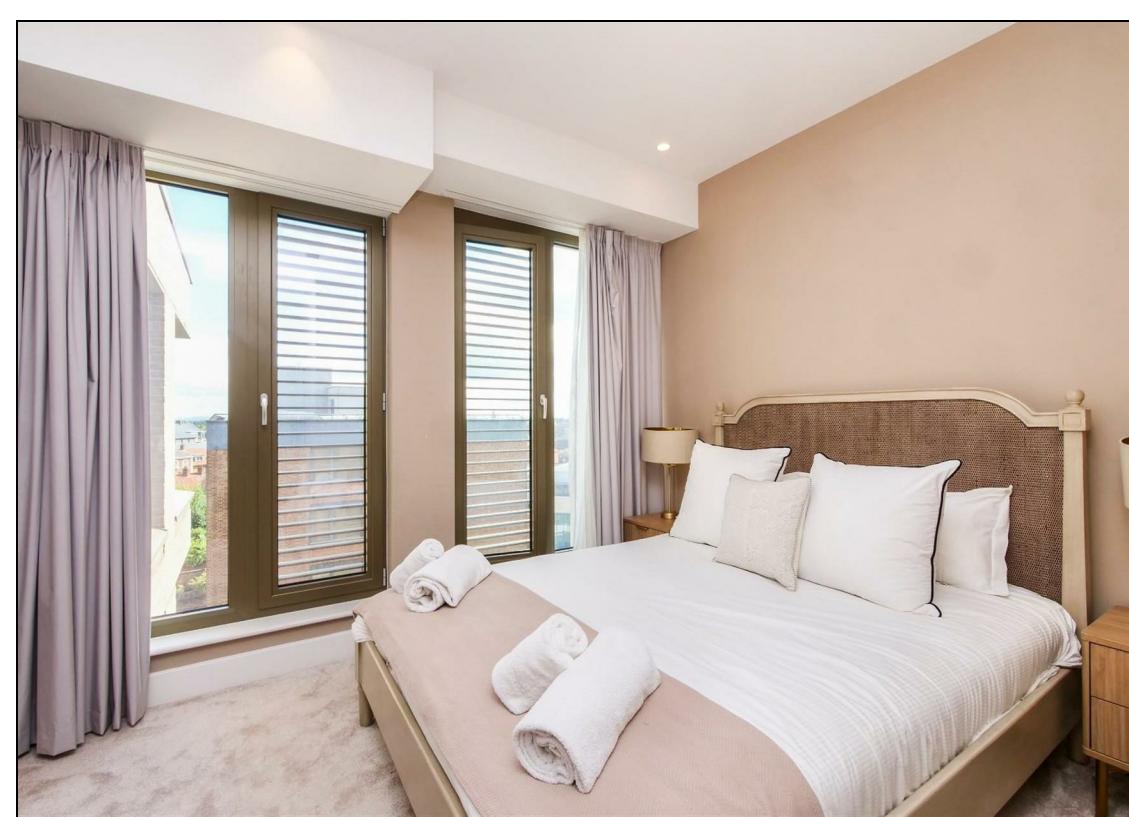
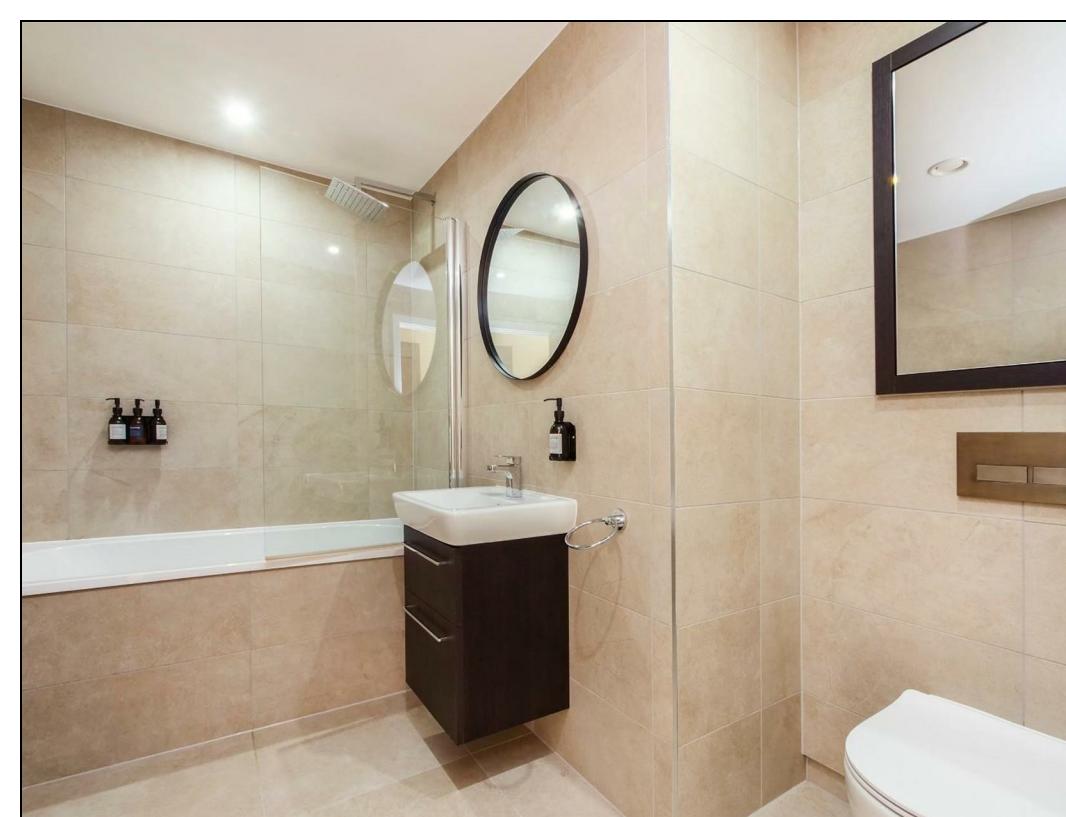
At the heart of the home is a stunning 64 sqm open-plan reception room, framed by floor-to-ceiling windows that flood the space with natural light. The minimalist white kitchen is beautifully appointed with soft-close cabinetry, a central island, and premium integrated NEFF appliances — perfect for entertaining or relaxing in style.

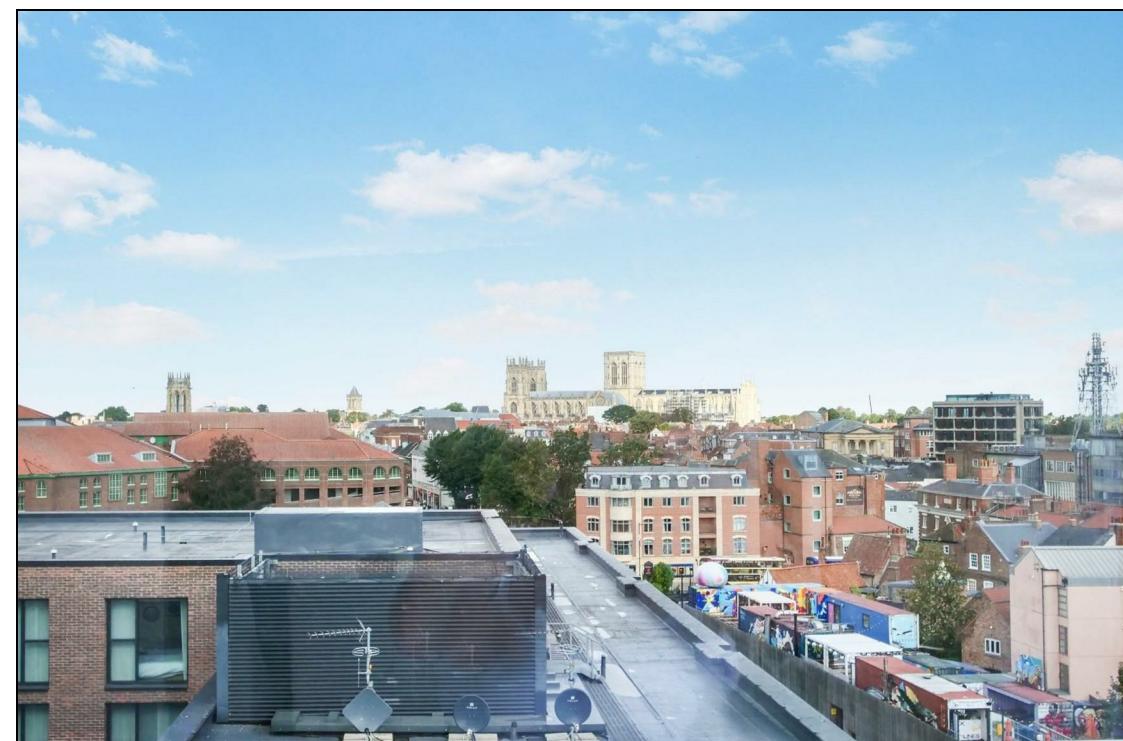
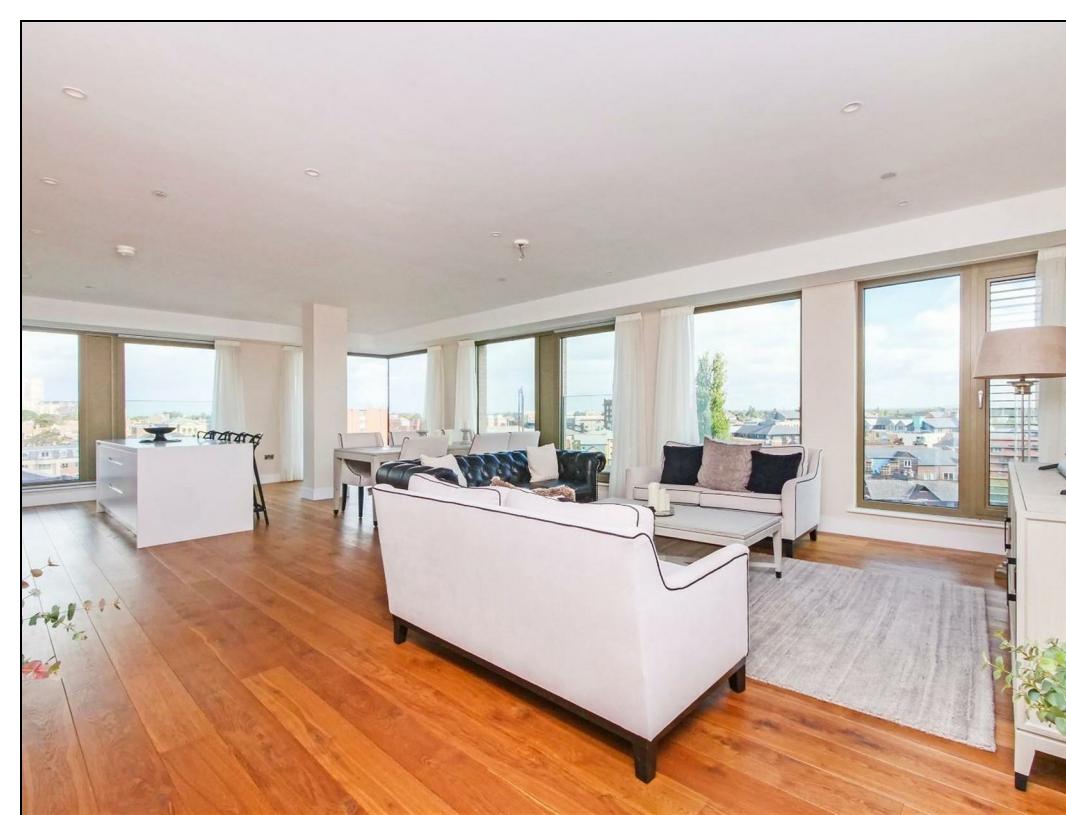
Currently operating as a successful holiday let and including a secure allocated parking space, this exceptional property presents a compelling investment opportunity.

## KEY FEATURES

- Prestigious City Centre Penthouse
  - Unrivalled Panoramic Views
  - Secure Allocated Parking Space
  - Turnkey Investment Opportunity
    - Three Bedrooms
    - Elegant Interior Design
    - 64 sqm Open-Plan Living
    - Council Tax Band G

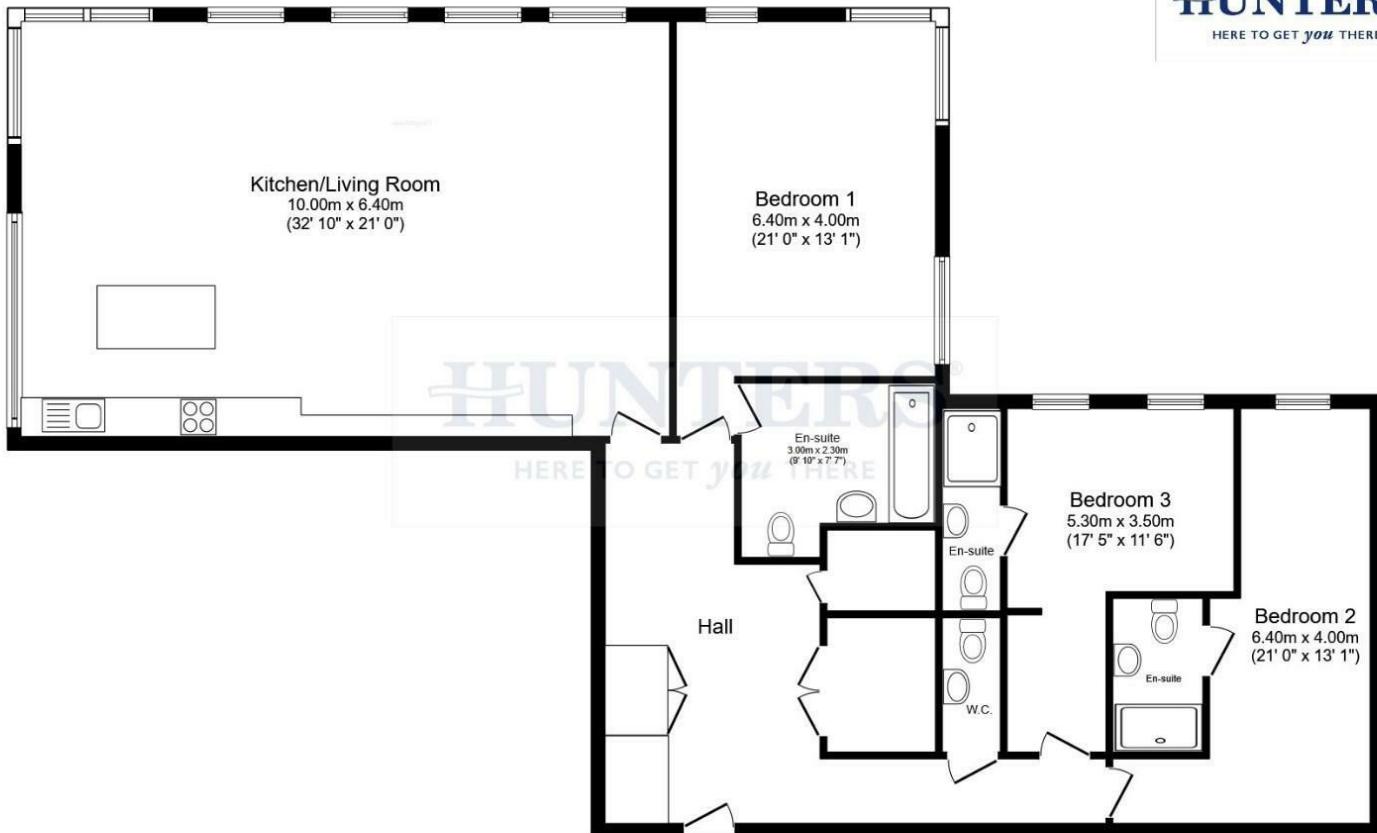






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Total floor area 163.5 sq.m. (1,760 sq.ft.) approx

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](http://www.focalagent.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	69	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
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Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026  
york@hunters.com | [www.hunters.com](http://www.hunters.com)



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