

A luxury first floor two bedroom apartment, with its own unique layout and character situated in a transformed old warehouse in a lively area of York. Designed to a standard rarely seen anywhere else in the city the apartment is equipped with unique features like underfloor heating in the bathrooms.

The property is offered unfurnished and boasts double bedroom with built in storage & en-suite shower room, further bedroom, bathroom and open plan living room/ kitchen. There is also an additional mezzanine level which offers an ideal space for a work from home office. Secure underground parking for one car is included as well as a large locked storage cage in the car park area. A lift enables easy access from the underground car park to the apartment level two floors above

Council tax band E

No Pets, No Smokers. Available 10th December for a minimum 12 month agreement.

Entrance Hall
Accessed via a 6 panelled front door the hallway incorporates engineered hard wood Oak floor leading onto a Deco Stripe Elm carpet, bespoke joinery incorporating coat hanging space and CCTV access controls, leading to:

Open Plan Kitchen/Living/Dining Room
5.66 x 4.84 (18'6" x 15'10")
Bespoke kitchen units made by Richard James Handmade incorporating flush lacquered doors, Indian Black Pearl granite and Oak woodblock work surfaces, Marazzi Oxford Gris tiles, Kohler Ice Rock one and half bowl sink, Grohe 3 way hot water boiling tap, integrated kitchen appliances including tall fridge freezer, dishwasher, electric hob and extract chimney, cooker and microwave all by Siemens. CDA 20 bottle wine cooler. All sat on a Marte Botticino natural tiled floor with double height space above.

The Living and Dining areas benefit from 2 large windows with views over Piccadilly up towards the Merchant Adventurers Hall top the North West and the well known landmark of Rowntrees Wharf in the North East.The open space provides Deco Stripe Elm carpet throughout, TV wall and bespoke joinery

providing storage solutions and two telephone points.

From the Kitchen/Dining/Living area the mezzanine Study/My Space area is accessed via a hardwood Oak treaded staircase.

Study/My Space - Mezzanine
2.9 x 1.82 (9'6" x 5'11")
At mezzanine level looking down on the open plan kitchen/dining/living area nestled in the roof space is the Study/My Space. Providing open plan space with Deco Stripe Elm carpeted floor. The My Space Area has various sockets and television point to enhance this multi-use space.

Bedroom 1
3.37 x 2.61 (11'0" x 8'6")
Accessed from the entrance hall is Bedroom 1 a double bedroom with roof light, bespoke handmade wardrobe and storage space, New Shepherd Twist Ivory Pearl carpet and television point, leading to En-Suite.

En-Suite
1.7 x 1.69 (5'6" x 5'6")
Kohler Reach sink and wc with taps from the Kohler Margaux range. Freestanding shower unit with Kohler “Moxie” bluetooth music shower head including Kohler hand shower. Treverkway Olmo timber tiled floor with underfloor heating throughout. Heated de-misting mirror.

Bedroom 2
3.27 x 2.34 (10'8" x 7'8")
Double bedroom with New Shepherd Twist Ivory Pearl carpet, television point and bespoke handmade wardrobe and storage space. Access hatch to sizeable loft storage space.

House Bathroom
2.51 x 2.47 (8'2" x 8'1")
A 4-piece bathroom suite including: Kohler Reach sink and wc, Kohler Evok bath with separate freestanding shower unit with Kohler 10” traditional rainhead shower and traditional hand shower. All taps from the Kohler Margaux range. Treverkway Larice timber tiled floor with underfloor heating throughout. Heated de-misting mirror.

Utility
Discretely located off the Hallway the Utility Room

provides high-level units with Oak work surface, space and plumbing for washing machine and tumble dryer. Treverkway Larice timber tiled floor.

Basement Storage
Enclosed and lockable individual store area along with designated car parking space, all accessed by a common stairwell with passenger lift.



**9 Piccadilly Lofts ,
York, North Yorkshire YO1 9NX
£1,250 PCM**

- Entrance Hall
- Open Plan Kitchen/ Living Area
- Utility
- Double Bedroom
- Two bathrooms
- House Bathroom
- Study on Mezzanine
- Undercroft Parking
- Council tax band E
- Available 10th December

York- Lettings | 01904 629629
58 Micklegate, York, North Yorkshire, YO1 6LF

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