

16 Homestead View, Beverley Court, Shipton Road, York

£595,000

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Beverley Court, York YO30 5AF

Est. 1871

£595,000

A brand new luxury two bedroom, two bathroom garden apartment with allocated parking in this stunning new development.



Occupying a wonderful ground-floor position within the landmark Beverley Court development, this exceptional two-bedroom apartment combines the elegance and character of its Victorian setting with a beautifully considered contemporary specification. With its own private garden and courtyard, together with allocated parking, the apartment offers a particularly rare opportunity to enjoy generous indoor and outdoor living within easy reach of York city centre.

The accommodation has been thoughtfully designed around modern-day living, with an excellent sense of space and natural light throughout. At its heart is a bright and spacious open-plan dining kitchen, creating a wonderfully sociable setting for both everyday life and entertaining. This is complemented by a separate reception room, positioned to take full advantage of the apartment's private outside space and providing a more intimate setting in which to relax.

The kitchen itself has been finished to an impressive standard, with sleek limestone-coloured handleless cabinetry complemented by Vienna Gold quartz worktops and upstands. A comprehensive range of integrated appliances includes NEFF cooking equipment alongside Bosch refrigeration and dishwashing appliances, while a gunmetal 4-in-1 boiling water tap and matching under-mounted 1.5 bowl sink provide stylish finishing touches. A separate utility room adds further practicality.

There are two well-proportioned bedrooms, complemented by two luxurious bathrooms, where the quality of the wider development continues. Villeroy & Boch sanitaryware is paired with stylish vanity units, Hansgrohe chrome fittings, feature bathing and showering, heated towel rails and carefully selected stone-coloured ceramic tiling. Underfloor heating adds an additional layer of comfort, while thoughtful details including motion-sensor night lighting further demonstrate the attention that has gone into the specification.





Imagery Disclaimer:
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The interior has been designed to balance the heritage of Beverley House with a refined contemporary finish. Traditional-style internal joinery is complemented by Hampstead Thea antique-bronze door furniture and satin-brass switches and sockets, while a considered combination of LED downlighting and pendant lighting creates warmth and atmosphere throughout. Camaro Naked Blonde Oak luxury vinyl flooring is laid in an elegant herringbone pattern through the principal circulation and living areas, with soft ivory carpeting reserved for the bedrooms and separate reception room.

Comfort and technology have been equally well considered. The apartment benefits from gas central heating with an A-rated boiler, underfloor heating and radiators, together with a video door-entry system and 1GB superfast broadband connectivity, making the property ideally suited to both modern family life and working from home.

One of the apartment's defining qualities is its relationship with the outside. The private garden and courtyard provide a valuable extension of the living accommodation and offer somewhere to dine, entertain or simply enjoy the warmer months in relative privacy. Together with allocated parking, this gives the apartment a level of amenity rarely associated with a home so close to the centre of York.

The setting is equally impressive. Beverley Court occupies a prominent position on Shipton Road, overlooking the greenery of Homestead Park while lying approximately one mile from the historic centre of York.

This enviable location offers an appealing balance between city and suburban living. Homestead Park provides beautiful green open space virtually on the doorstep, while the independent shops, cafés, restaurants and everyday amenities of Clifton are all readily accessible. York city centre can be reached with ease, placing its outstanding cultural, leisure and dining attractions within convenient reach.

For those travelling further afield, York Railway Station provides excellent mainline connections, including regular services to London King's Cross, while the property's position to the north of the city also provides convenient access towards the outer ring road and the wider road network.

For buyers seeking a home that combines architectural heritage, exceptional specification, private outside space and a highly convenient York location, this beautiful ground-floor apartment at Beverley Court offers an increasingly rare combination of qualities.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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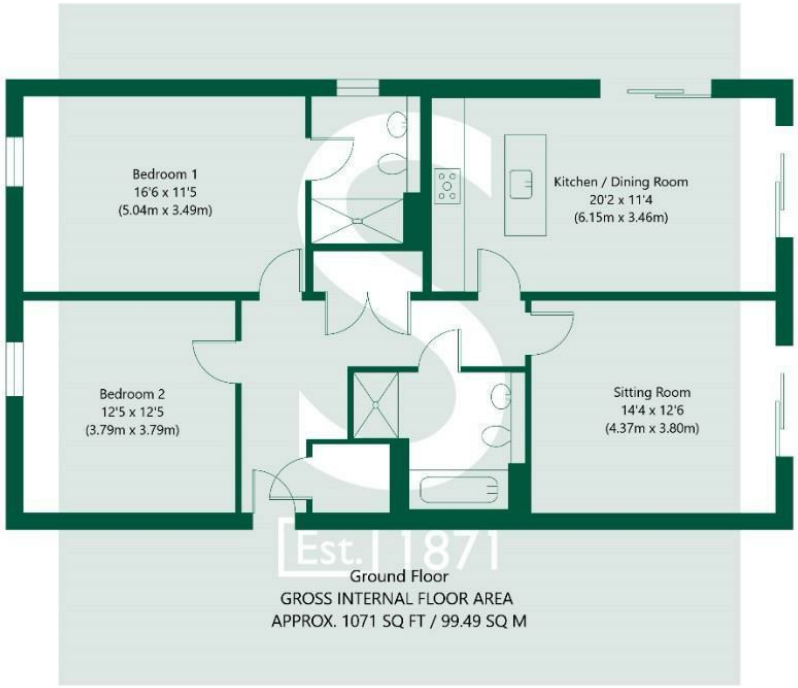
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1071 SQ FT / 99.49 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1071 SQ FT / 99.49 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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