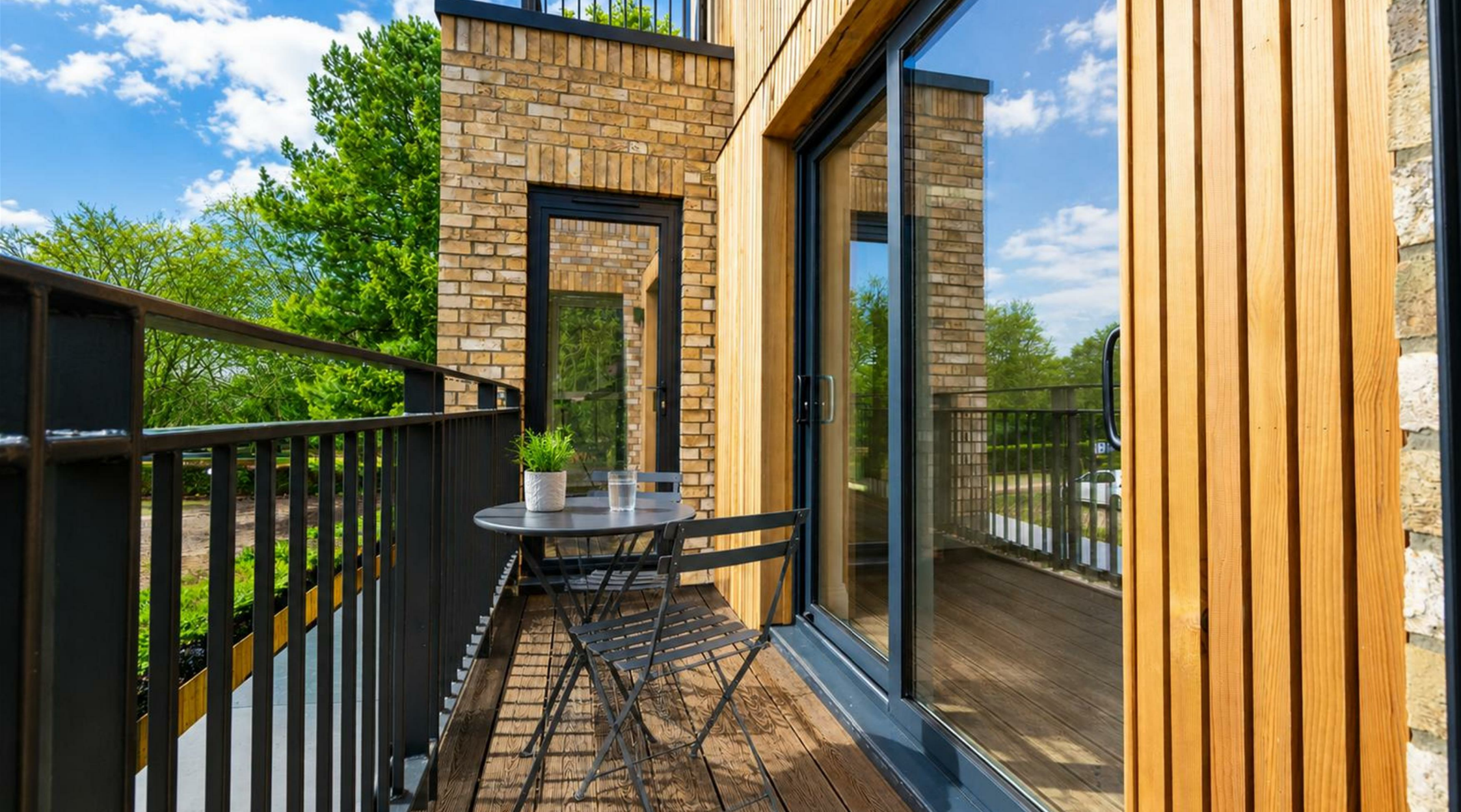




14 Appleton House, Beverley Court, Shipton Road, York

£615,000

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Beverley Court,
York
YO30 5AE

Est. 1871

£615,000

A beautifully arranged three bedroom first floor apartment with balcony and allocated parking within this iconic development found just off Shipton Road.

14 Appleton House is an exceptional 1,159 sq ft three-bedroom first-floor apartment, offering beautifully proportioned accommodation, a private terrace, allocated parking and a particularly versatile arrangement of living spaces. Brand new, beautifully finished and ready to move into, it has been designed to offer the ease of apartment living without compromising on the space and flexibility of a more traditional home.

Entering the apartment, a generous central hallway creates an immediate sense of space and provides a natural divide between the principal living areas and bedroom accommodation. At the heart of the home is a superb open-plan kitchen and dining room, generously proportioned to accommodate both everyday family life and entertaining. The kitchen itself has a refined contemporary feel, with limestone-toned cabinetry complemented by elegant Vienna Gold quartz worktops and a substantial central island, creating a natural focal point for informal dining and socialising. An excellent range of integrated NEFF and Bosch appliances sits seamlessly within the cabinetry, while a gunmetal undermounted sink and 4-in-1 hot water tap add further touches of quality and practicality.

One of the real strengths of No. 14 is the relationship between the kitchen and the adjoining separate living room. Rather than being restricted to a single open-plan reception space, cleverly designed double pocket doors allow the two rooms to be opened to one another when entertaining, creating a much larger and more sociable living environment, or closed when a quieter and more formal sitting room is preferred.

Returning through the hallway, the principal bedroom is an impressive double room with excellent proportions and the benefit of its own private en suite. Beautifully finished with Villeroy & Boch sanitaryware, bespoke vanity furniture, Hansgrohe fittings, feature glass showering and underfloor heating, it creates a luxurious and private principal suite. Bedroom two is another generous double bedroom and sits conveniently alongside the main bathroom, making it ideal for family or visiting guests. The bathroom continues the same high-quality finish, with Villeroy & Boch and Hansgrohe fittings, elegant stone-toned tiling and underfloor heating.



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The third bedroom, which lends itself equally well to use as a study, home office or occasional guest bedroom. Its position makes it an especially versatile room and, together with the adjoining living accommodation, provides considerable flexibility for those working from home or simply wanting additional space away from the principal bedrooms. Both the third bedroom and second bedroom enjoy direct access onto the apartment's private terrace, creating another attractive dimension to the accommodation. This provides a lovely place to sit outside with a morning coffee, read during the warmer months or simply enjoy some private outdoor space without the maintenance associated with a larger garden.

A particularly useful feature of the apartment is the separate utility room positioned off the hallway. Providing dedicated space for laundry and household storage, it allows the practical necessities of everyday life to remain completely separate from the kitchen and principal living areas.

Throughout No. 14, the finish has been carefully considered to create a home that feels sophisticated yet understated. Camaro Naked Blonde Oak LVT laid in a herringbone pattern flows through the principal areas, complemented by soft ivory carpeting, antique bronze door furniture, satin brass switches and sockets and a considered combination of contemporary lighting.

Outside, No. 14 benefits from allocated parking, while its position within Appleton House places it within the beautifully conceived surroundings of Beverley Court.

The wider setting is equally compelling. Positioned on Shipton Road, directly overlooking Homestead Park and approximately one mile from York city centre, Beverley Court offers an unusual combination of accessibility and greenery. Clifton's excellent local amenities are close at hand, together with riverside walks and straightforward access into the heart of the city.

The specifications contained in this brochure are intended to provide an accurate and comprehensive description of the features and finishes of Beverley House and the new build properties. However, all details, including but not limited to measurements, materials, layouts, and finishes, are provided for illustrative purposes only and may be subject to change. The developer reserves the right to make alterations to the specifications without prior notice. Any images, including computer-generated images (CGIs), floor plans, and descriptions of materials and finishes, are indicative only and may not accurately reflect the final construction, fittings, or landscaping. It is recommended that potential purchasers consult with the sales team and review the latest plans and specifications prior to making any purchasing decisions.

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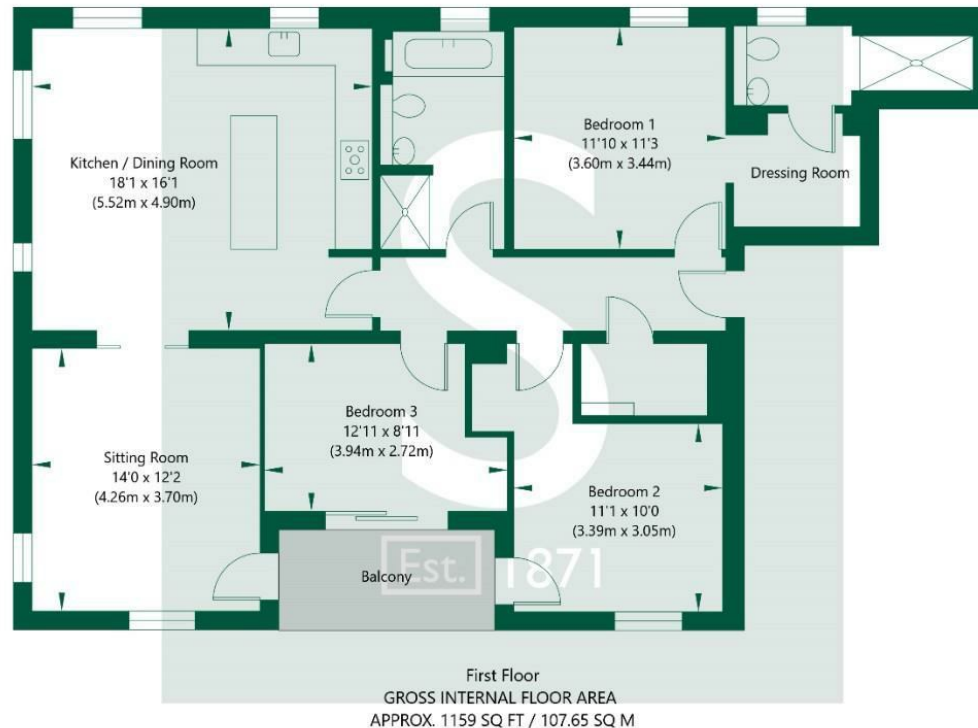
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