

18 Homestead View, Beverley Court, Shipton Road, York

£575,000

Stephensons
land & new homes

Beverley Court, York YO30 5AF

Est. 1871

£575,000

A luxury 1,071 sq ft, two-bedroom garden apartment, offering generous accommodation together with a substantial private garden, terrace and allocated parking, all within an outstanding position bordering Homestead Park and just one mile from York city centre.

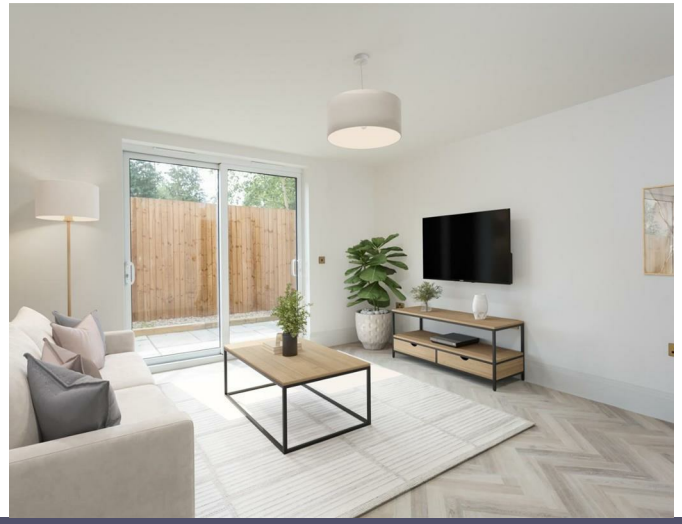
18 Homestead View is a completed, individual home, brand new and ready to move into. Its impressive layout immediately distinguish it from many contemporary two-bedroom apartments, with generous proportions enhancing the feeling of light and space throughout.

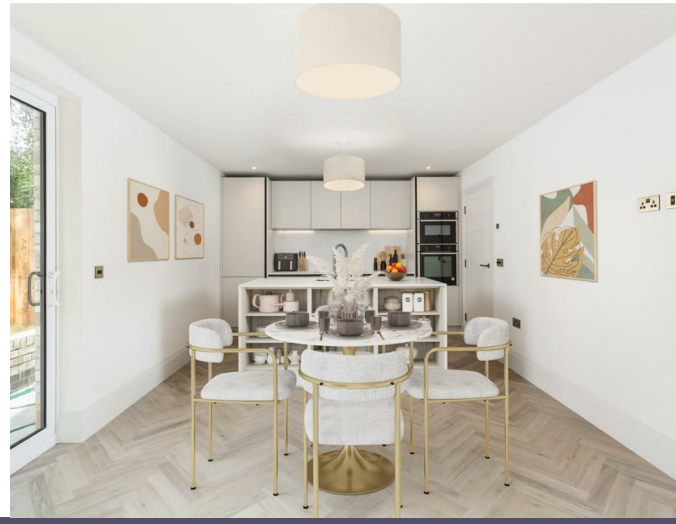
A particular feature of the home is the flexibility of its living accommodation. Rather than relying upon a single open-plan space, No. 18 provides a large kitchen and dining room alongside a separate reception room, creating two distinct areas in which to cook, dine, relax and entertain.

The kitchen and dining room forms an impressive centrepiece to the apartment, with contemporary limestone cabinetry complemented by elegant Vienna Gold quartz worktops and a carefully selected range of integrated NEFF and Bosch appliances. A gunmetal 4-in-1 hot water tap, undermounted sink and separate utility further reflect the attention to both design and everyday practicality.

The separate reception room provides a more relaxed living space and is positioned to enjoy the apartment's private outside areas. Together, the garden and terrace give No. 18 a particularly appealing indoor-outdoor quality rarely associated with apartment living, providing genuine space for outdoor dining, entertaining or simply enjoying the surroundings.







Imagery Disclaimer:
Please note that some photographs may have been digitally enhanced using CGI and AI-generated furniture to assist with visualisation. These images are for marketing purposes only and may not reflect the property's exact appearance, contents, or condition at the time of viewing.











There are two generous bedrooms, complemented by beautifully finished bathroom and en suite featuring Villeroy & Boch & Hansgrohe fittings and underfloor heating. Throughout the apartment, the quality of finish has been carefully considered, from antique bronze door furniture and satin brass switches and sockets to the striking blonde oak herringbone LVT flooring and soft ivory carpeting.

The carefully planned proportions and high-quality contemporary finishes combine to create a home which feels both substantial and refined, while an EPC rating of B reflects the benefits of owning a newly completed, energy-efficient property.

Its location is equally impressive. Beverley Court occupies a prominent position on Shipton Road, on the doorstep of the beautiful open green space of Homestead Park, while remaining approximately one mile from the heart of York. The city centre is readily accessible, as are Clifton's excellent local amenities, riverside walks and transport connections, creating an enviable balance between city living and a greener, more established residential setting.

At the heart of Beverley Court stands Beverley House, an impressive late-Victorian villa which has been sensitively restored as part of the wider regeneration of this landmark York address. Once the family home of the general manager of the Rowntree's factory and subsequently associated with the Joseph Rowntree Trust, the building provides an elegant historic backdrop to this thoughtfully conceived residential setting.

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. It is recommended that potential purchasers consult with the sales team and review the latest plans and specifications prior to making any purchasing decisions.

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.

Stephensons
land & new homes

Partners:

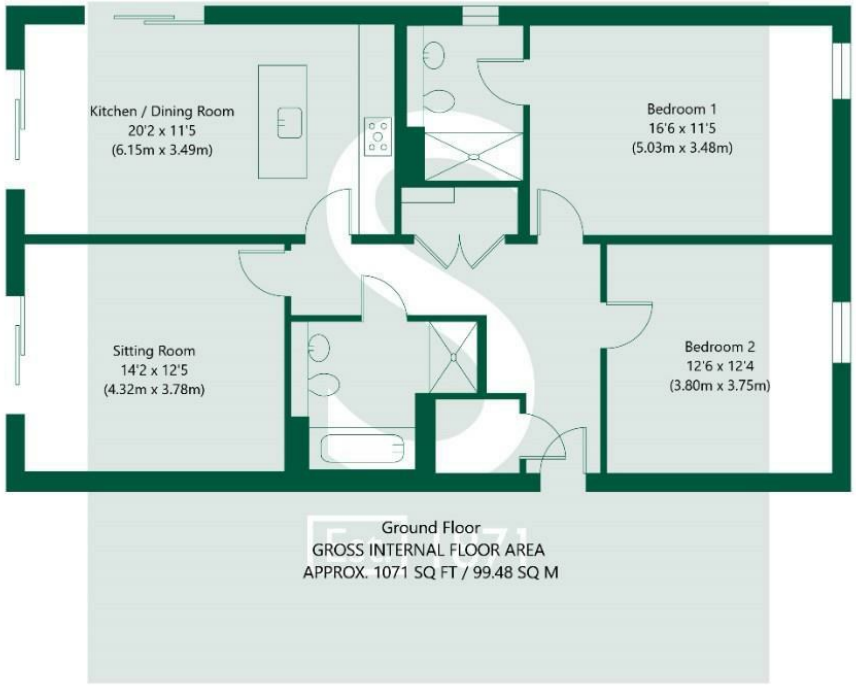
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

Homestead View, Beverley Court Shipton Road, York, YO30 5AF



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1071 SQ FT / 99.48 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1071 SQ FT / 99.48 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026