



## 4 Beverley House Beverley Court, York

£725,000

- An impeccably finished luxury ground floor apartment.
- A stunning kitchen boasts high ceilings, luxury cabinets, quartz worktops, and an elegant central island
- Luxurious house bathroom includes a feature bath with an integrated hand shower.
- The project showcases exceptional architectural design and quality.
- Within the regenerated Victorian Villa, Beverley House.
- High specification fixtures and fittings throughout.
- Allocated parking space and access to a communal garden.
- Combines historic charm with modern luxury.
- Three spacious bedrooms, including a master with fitted wardrobes and en-suite.
- Just one mile from York city centre and overlooking Homestead Park.

### READY FOR OCCUPATION

A luxurious three bedroom, two bathroom, upper ground floor apartment, sympathetically converted within this iconic dwelling, forming part of the brand new Beverley court being found along this popular leafy suburban street, close to York city centre and Homestead Park.



The original Beverley House has been regenerated to its former glory as an impressive Victorian villa. Beverley House was built in the late 19th century and served as the family home for the general manager of the Rowntree's factory. Over the years, it also housed the offices for the Joseph Rowntree Trust and the Local Government Ombudsman. It is the centrepiece of the majestic Beverley Court development.

This apartment presents a faultless blend of historic charm and modern luxury, offering character as well as high-specification stylish fittings. Located on the ground floor and entered from a communal hallway, the apartment is accessible by either stairs or lift. Within the apartment, you are welcomed into a spacious entrance hall finished with impressive Camaro herringbone flooring, video entry system and with doors leading to the further accommodation.

The standout space is undoubtedly the stunning kitchen/dining room. As the apartment features amazingly high ceilings throughout, this is an impressive open space, offering a high-specification kitchen and ample space for a dining area as well as an informal seating area. The kitchen itself comprises luxury Sheraton shaker-style cabinets with antique brass handles, quartz worktops and upstands in Vienna Gold, with a range of integrated NEFF appliances and opulent central island. A separate living room presents a sizeable yet cosy room, a perfect space to take a few moments to relax.

The apartment boasts three generously sized bedrooms. The master bedroom sits to the front of the apartment and boasts fitted wardrobes and a sizeable sash window, allowing for an abundance of natural light flow. A highlight of the master suite is the luxury en-suite shower room, comprising a glass shower enclosure, heated towel rail, low flush WC and featuring Villeroy & Boch sanitaryware and vanity unit with hand wash basin. Motion sensor night lights and underfloor heating contribute to the high-end luxurious feel.

Two further bedrooms both present spacious double bedrooms and offer versatility to the occupier, with one currently utilised as a snug, but could also be a great space for a home office.

The house bathroom continues the elegant interior of the apartment, similar to that found in a luxury hotel with a distinct feeling of grandeur. The bathroom suite comprises the same impressive fittings as in the master en-suite, but also with the added benefit of a feature bath with integrated hand shower.

Completing the internal space in the apartment is a utility room with storage and space and plumbing for appliances, as well as a separate store room.

The apartment comes with an allocated parking space, and access to a lovely communal garden within the iconic development.

Beverley Court is an exciting new residential development of a well-known York building located on Shipton Road. Just one mile from the centre of York and overlooking Homestead Park, Beverley Court offers a stunning location for modern living.

The development is an exemplary project, blending the fully modernised grand Victorian villa with the fabulous bespoke new build homes.

#### 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.

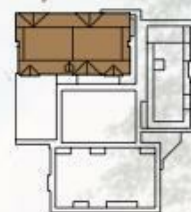






## Apartment 4 : Ground Floor

Key Plan

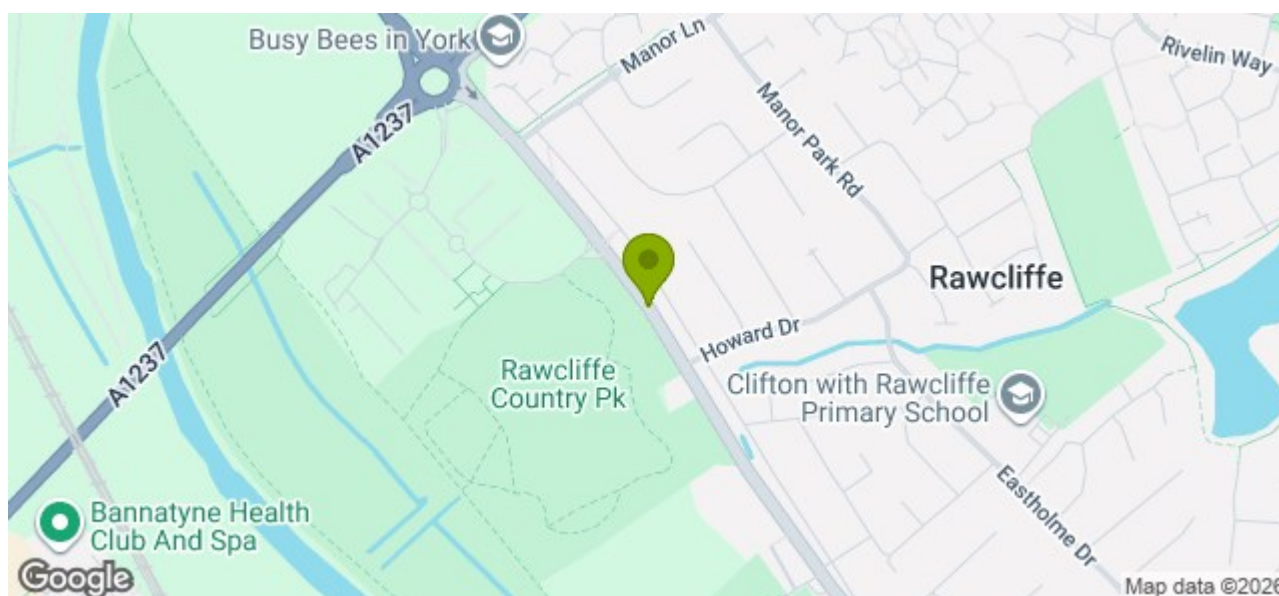


Gross internal area:  
123m<sup>2</sup> (1324ft<sup>2</sup>)

**BEVERLEY  
HOUSE**



The specifications contained on this plan is intended to provide an accurate and comprehensive description. However, measurements and layouts may be subject to change. The developer reserves the right to make alterations to the specifications without prior notice.



### Stephensons

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