



## 17 Homestead View Beverley Court, York

£325,000

- A Stunning Ground Floor Apartment
- Impeccable Standard Throughout
- Private Terrace
- Sought After Location
- One Double Bedroom
- Modern Bathroom with High Specification Finishes
- Within A Luxury Development of Apartments
- Open Plan Living Room & Kitchen
- Utility & Separate Store Room
- Brilliant Transport Links

A stunning ground floor apartment with private terrace. set within this prime location, on the doorstep of Homestead Park, Clifton Green and the city centre.

This stunning ground floor apartment is wonderfully positioned within this iconic new development and enjoys its own private courtyard. Internally you will find a luxurious one bedoomed apartment with a bright and spacious open plan living dining kitchen positioned to take full advantage of the apartments private outside space.

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.

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.

#### Kitchens

- Limestone colour handless style cabinetry .
- Quartz worktops and upstands in Vienna Gold.
- Neff induction hobs with Neff standard ovens and separate microwaves or combi ovens and Bosch fridge freezer and dishwasher.
- Gunmetal 4-in-1 hot water tap and gunmetal undermount 1.5 bowl sink.
- Separate utility.



#### Bathrooms/en-suites/cloakrooms

- Villeroy & Boch sanitaryware with vanity units.
- Feature baths with integrated hand showers.
- Feature glass shower enclosures.
- Hansgrohe chrome taps and shower heads.
- Heated chrome towel rails.
- Shaver points.
- Ceramic stone-coloured tiles on walls, with decorative highlights.
- Motion sensor night lights in en- suites.
- Underfloor heating in bathrooms and ensuites.



#### General

Gas central heating with A-rated boilers/combi boilers with underfloor heating and radiators (Beverley House).

- Traditional style internal doors, door frames and skirtings for Beverley House. Contemporary style internal doors, door frames and skirtings for new builds.
- Hampstead Thea door handles in antique bronze finish.
- Switches and sockets in satin brass finish
- Combination of LED downlights and pendant lighting.
- Video door entry system.
- 1GByte superfast broadband.



#### Floor finishes

- Camaro naked blonde oak LVT flooring in herringbone pattern in hallways, open plan living rooms, utilities, cloakrooms, main bathrooms and en-suites.
- Ivory carpet in bedrooms and separate lounges.

## Energy Efficient

Beverley Court has a B-rated Energy Performance Certificate (EPC) and photovoltaic solar panels have been installed on the roofs of the new buildings to provide electricity for the communal areas.

## Agents Note

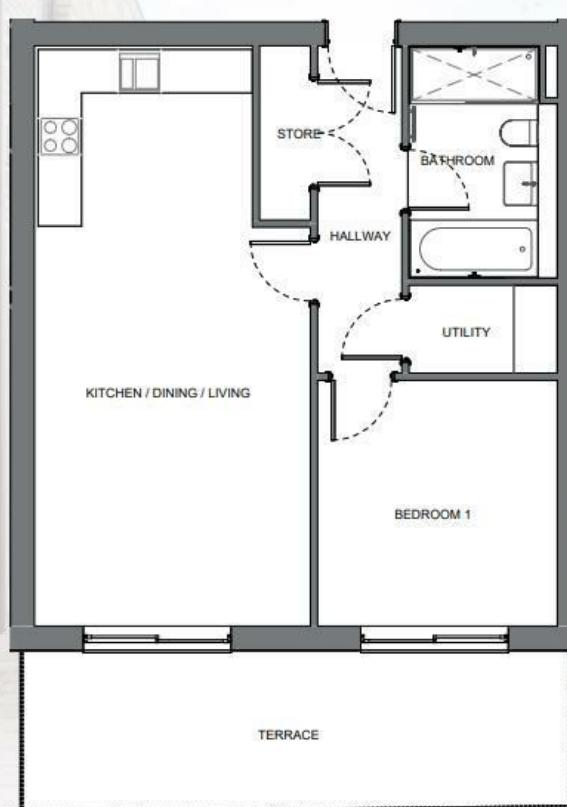
Internal photographs used are from Apartment 16 Homestead View however are representative of the specification and finish

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.





## HOMESTEAD VIEW



Gross internal area:  
58m<sup>2</sup> (624.3ft<sup>2</sup>)



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

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### 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 MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

### Associates

N Lawrence

