



4 Beverley House, Beverley Court, Shipton Road, York

£695,000

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Beverley Court,
York
YO30 5AD

Est. 1871

£695,000

A beautifully proportioned three-bedroom, two-bathroom upper ground floor apartment, defined by exceptional ceiling heights, generous room sizes, private outside space, lift access, a separate snug and external storage provision, set within the landmark Beverley House at the heart of Beverley Court, around one mile from York city centre.

Positioned within a meticulously restored Victorian villa, this apartment offers a rare combination of period volume and modern efficiency, achieving an impressive EPC B rating, delivering significantly lower running costs than typically expected from a property of this character.

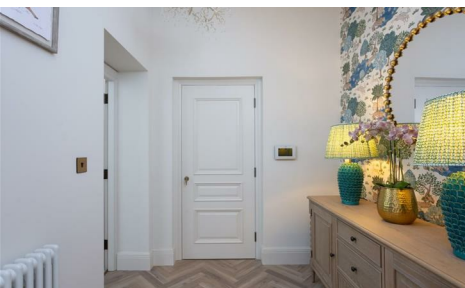
From the development, residents can step directly into the beautiful parkland of Homestead Park, ideal for daily walks and a relaxed, peaceful lifestyle, with beautiful riverside walks leading directly into York city centre. York Sports Club is also just moments away, offering excellent facilities for tennis, squash, rugby and social activities, while a short stroll in the other direction leads to the café culture and local amenities of Clifton Green, creating a well-balanced lifestyle of green space, activity and convenience.

Accessed via an elegant communal entrance with lift and stair access, the apartment opens into a wide and welcoming hallway, immediately highlighting the sense of space and ease of living throughout. The standout open-plan kitchen and dining area fully embraces the apartment's impressive ceiling heights and



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proportions, creating a bright and versatile living environment ideal for both entertaining and day-to-day living. The kitchen features bespoke Sheraton shaker cabinetry, quartz worktops, a central island and a full suite of integrated NEFF appliances.

In addition, a separate, cosy reception room (snug) provides a valuable second living space, perfect for relaxing in the evening, reading, or unwinding at the end of the day.

There are three generous double bedrooms, including a principal suite with fitted wardrobes and a luxurious en-suite. The additional bedrooms provide excellent flexibility for guests, hobbies, or a quiet workspace if required.

A particular highlight is the private walled terrace, offering a peaceful and highly desirable outdoor setting, ideal for relaxing or entertaining. Enjoying sunshine throughout the day, the terrace is accessed directly from the kitchen/dining space, creating a seamless indoor-outdoor living experience on brighter days. The terrace also benefits from direct access to the communal gardens, providing a rare and convenient secondary private entrance into the apartment.

The house bathroom is finished to a high specification with Villeroy & Boch sanitaryware, a feature bath and underfloor heating, continuing the premium feel throughout.

Further benefits include a utility room, excellent internal storage, external storage provision, allocated parking and access to landscaped communal gardens. Additional parking is available by negotiation.

Beverley House forms the centrepiece of the prestigious Beverley Court development, combining the elegance of a restored Victorian villa with the convenience of modern, energy-efficient living, all set within a location that perfectly balances tranquillity, accessibility and an active yet relaxed lifestyle.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1296 SQ FT / 120.37 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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