



## 16 Homestead View, Beverley Court, Shipton Road, York £595,000

A brand new luxury two bedroom, two bathroom garden apartment with allocated parking in this stunning new development.



This stunning ground floor apartment is wonderfully positioned within this iconic new development and enjoys its own garden, courtyard and allocated parking. Internally you will find a luxurious two bedroomed apartment benefiting from two bathrooms, a bright and spacious open plan dining kitchen and separate reception room 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.

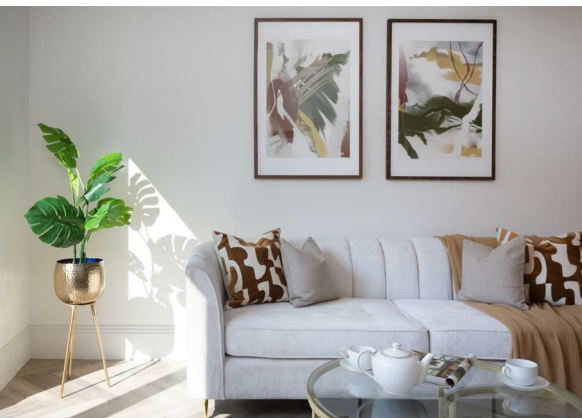
#### Kitchens

- Limestone colour handleless 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

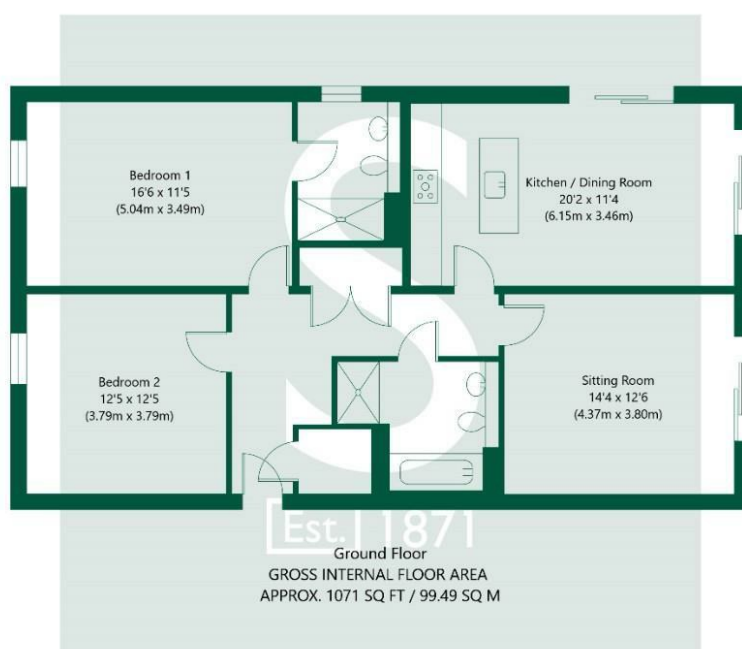
- Gas central heating with A-rated boilers/combi boilers with underfloor heating and radiators (Beverley House).
- Traditional style internal doors, door frames and skirtings for Beverley House. Contemporary style internal doors, door frames and skirtings for new builds.
- Hampstead Thea door handles in antique bronze finish.
- Switches and sockets in satin brass finish
- Combination of LED downlights and pendant lighting.
- Video door entry system.
- IGBYTE superfast broadband.



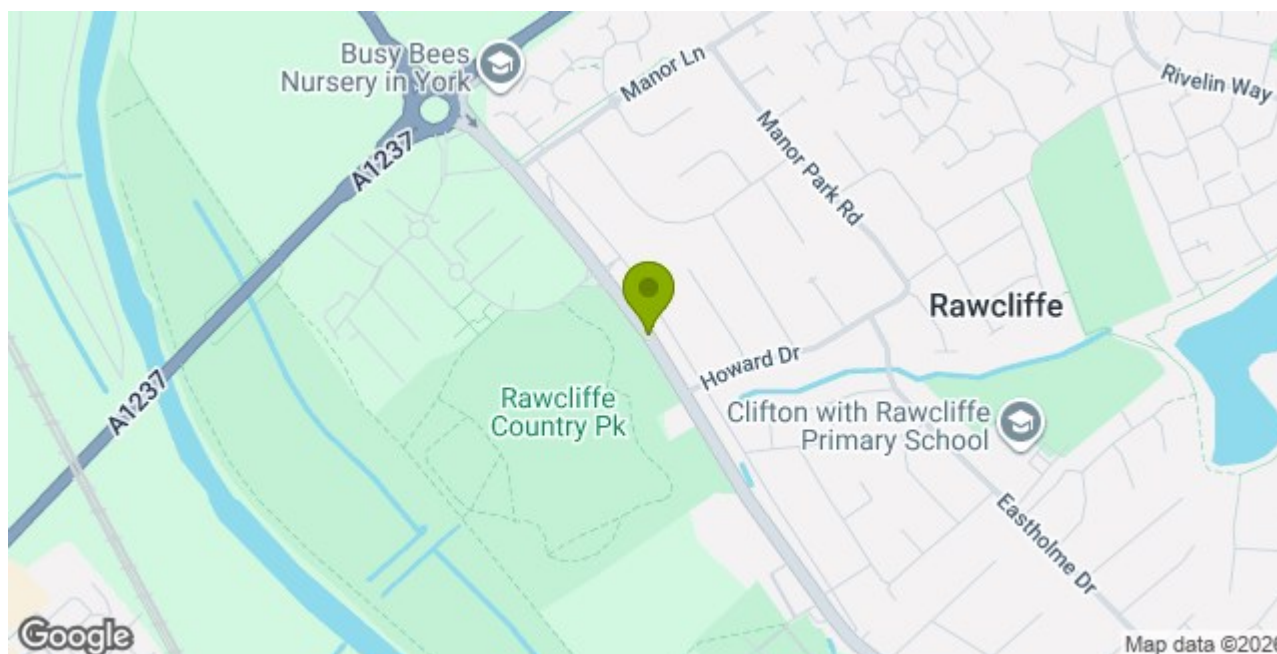
#### Floor finishes

- 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.

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1071 SQ FT / 99.49 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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