

7 Beverley House, Beverley Court, Shipton Road, York

£575,000

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Beverley Court, York YO30 5AD

Est. 1871

£575,000

A luxurious three bedroom, two bathroom, first 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.

A magnificent three-bedroom apartment within the original Beverley House, offering in excess of 1,300 sq. ft. of beautifully proportioned accommodation, exceptional ceiling heights and an outstanding specification, together with allocated parking and access to landscaped communal gardens. Occupying a particularly desirable position on Shipton Road, alongside Homestead Park and within easy reach of Clifton Green, this is an elegant city home that combines the grandeur of a Victorian villa with the comfort and refinement of contemporary living.

Approached through an impressive communal entrance, with both lift and staircase access to the first floor, the apartment immediately conveys a wonderful sense of scale. A generous entrance hall, laid with elegant Camaro Naked Blonde Oak flooring in a herringbone pattern, sets the tone for the accommodation beyond. Traditional-style joinery, antique bronze door furniture, satin brass switches and sockets and carefully considered lighting provide subtle references to the building's heritage, while a video entry system and superfast broadband introduce the practicalities expected of a modern home.

At the heart of the apartment is the exceptional kitchen and dining room, a beautifully proportioned space made all the more impressive by the remarkable ceiling height and abundance of natural light. Generous enough to accommodate a substantial dining table alongside a more informal seating area, it is a room designed as much for entertaining as it is for everyday life.

The kitchen itself has been finished to an exacting standard, with sophisticated Sheraton shaker-style cabinetry in a refined limestone tone, complemented by antique brass handles and striking Vienna Gold quartz worktops and upstands. A substantial central island provides an elegant focal point and additional preparation and social space, while a comprehensive collection of integrated appliances includes NEFF cooking appliances alongside a Bosch fridge freezer and dishwasher. A gunmetal undermount sink and coordinating 4-in-1 hot water tap complete the considered specification.

Separate from the kitchen is an equally inviting living room, providing a more intimate retreat from the principal entertaining space. Its generous proportions and soft carpeting create a warm, relaxed atmosphere, somewhere to settle at the end of the day, entertain







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friends or simply enjoy the quieter side of life at Beverley House.

The apartment offers three generously proportioned bedrooms, providing considerable flexibility for couples, families or those looking to combine city living with space to work from home. The principal bedroom is particularly impressive, positioned to the front of the building and benefitting space for fitted wardrobes and a substantial traditional sash window that floods the room with natural light.

Adjoining the principal bedroom is a beautifully appointed en-suite shower room, designed with the atmosphere and finish of a luxury hotel. Villeroy & Boch sanitaryware is paired with a stylish vanity unit, Hansgrohe chrome fittings, a feature glazed shower enclosure and heated chrome towel rail. Stone-coloured ceramic tiling, underfloor heating and discreet motion-sensor night lighting add further touches of luxury and demonstrate the attention to detail found throughout the apartment.

The two additional bedrooms are both excellent doubles and lend themselves to a variety of uses. One is could be arranged as a snug, illustrating the versatility of the accommodation and offering an ideal alternative sitting room, library or substantial home office without compromising the apartment's principal living spaces.

The house bathroom continues the same beautifully considered aesthetic, with Villeroy & Boch sanitaryware, elegant stone-toned tiling and Hansgrohe fittings. A feature bath with integrated hand shower creates a particularly indulgent focal point, while underfloor heating and carefully selected lighting contribute to the calm, sophisticated atmosphere.

Practicality has been incorporated just as thoughtfully as style. A separate utility room provides useful storage together with space and plumbing for laundry appliances, while an additional dedicated store room offers valuable concealed storage, a notable advantage for apartment living.

Externally, the property enjoys the benefit of an allocated parking space, together with access to the attractive landscaped communal gardens that surround the development. Further allocated parking may also be available by separate negotiation.

The setting is one of Beverley House's greatest attractions. Beverley Court occupies a superb position on Shipton Road, overlooking Homestead Park and close to Clifton Green, combining leafy surroundings with remarkable convenience. The historic heart of York lies approximately one mile away, making the apartment ideally placed for enjoying the city's restaurants, independent shops, cultural attractions and railway connections, while the open green spaces of Homestead Park provide an altogether more relaxed backdrop immediately nearby.

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.

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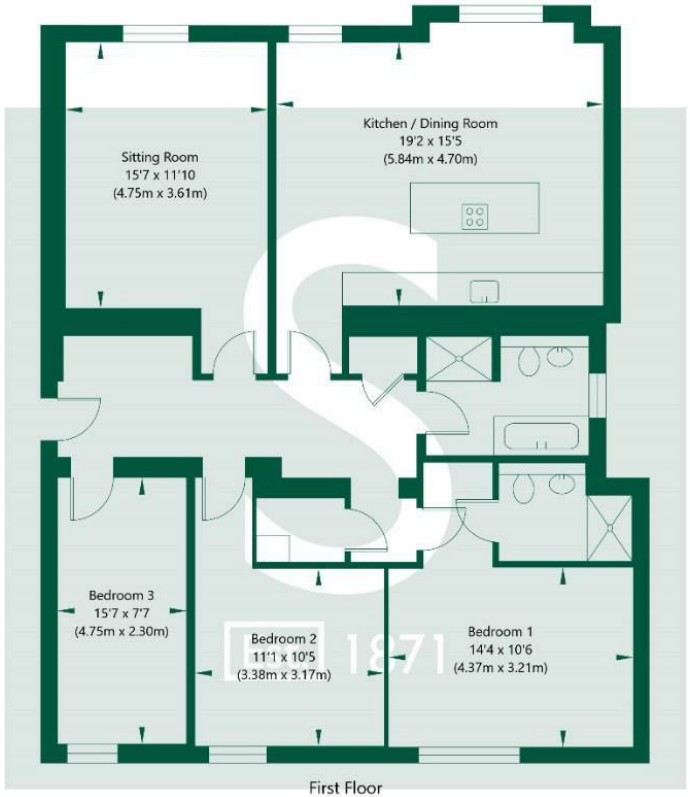
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Beverley House, Beverley Court , Shipton Road, York,, York, YO30 5AD



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1333 SQ FT / 123.8 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1333 SQ FT / 123.8 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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