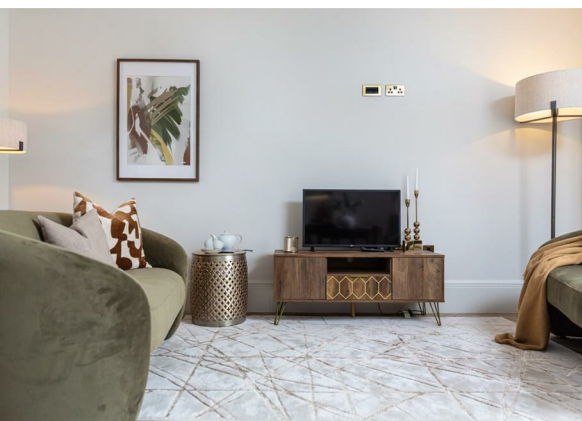




2 Beverley House, Beverley Court, Shipton Road, York £450,000

A quite stunning two-bedroom duplex apartment with a private sunken walled terrace, within this transformed grand Victoria villa, set in a prime location on the doorstep of Homestead Park, Clifton Green and the city centre.



The apartment is arranged over two beautifully proportioned floors, offering flexible and well-balanced two-bedroom accommodation. Accessed from the upper ground floor, the property opens into a bright and welcoming hallway with stairs descending to the lower ground floor and doors leading to two generously sized en suite bedrooms. Both bedrooms benefit from impressive ceiling heights and striking curved windows, providing delightful views across the meticulously landscaped communal gardens.

The lower ground floor offers an elegant open-plan living and kitchen space, fitted with an extensive range of high-quality cabinetry and breakfast bar complemented by quartz worktops and premium integrated appliances, including a hot water tap. Bathed in south-west facing natural light, the room features sliding doors that open directly onto a private sunken, walled courtyard, with steps leading to a gated entrance and access to the communal grounds. Furthermore to the ground floor is a well placed utility room with provisions for washing facilities and shelving along with a separate w/c.

Further to the outside are beautiful communal gardens and an allocated parking space. Additional allocated parking available by negotiation..

Kitchens

Sheraton shaker-style cabinetry with antique brass handles, finished in a refined limestone tone.

Quartz worktops and upstands in Vienna Gold.

Neff induction hobs with Neff ovens and separate microwaves or combi ovens, alongside Bosch fridge freezers and dishwashers.

Gunmetal 4-in-1 hot water tap with gunmetal undermounted 1.5 bowl sink.

Separate utility room.

Bathrooms, En Suites & Cloakrooms

Villeroy & Boch sanitaryware with bespoke vanity units.

Feature glass shower enclosures.

Hansgrohe chrome taps and shower fittings.

Heated chrome towel rails and shaver points.

Ceramic stone-coloured wall tiling with decorative feature detailing.

Motion-sensor night lighting to en suites.

Underfloor heating to all bathrooms and en suites.

General Specification

Gas central heating with A-rated boilers or combi boilers, incorporating underfloor heating and radiators (Beverley House)

Traditional internal doors, frames and skirtings to Beverley House, with contemporary finishes to the new builds.

Hampstead Thea internal door handles in antique bronze finish.

Satin brass switches and sockets throughout.

A combination of LED downlighting and elegant pendant lighting.

Video entry phone system.

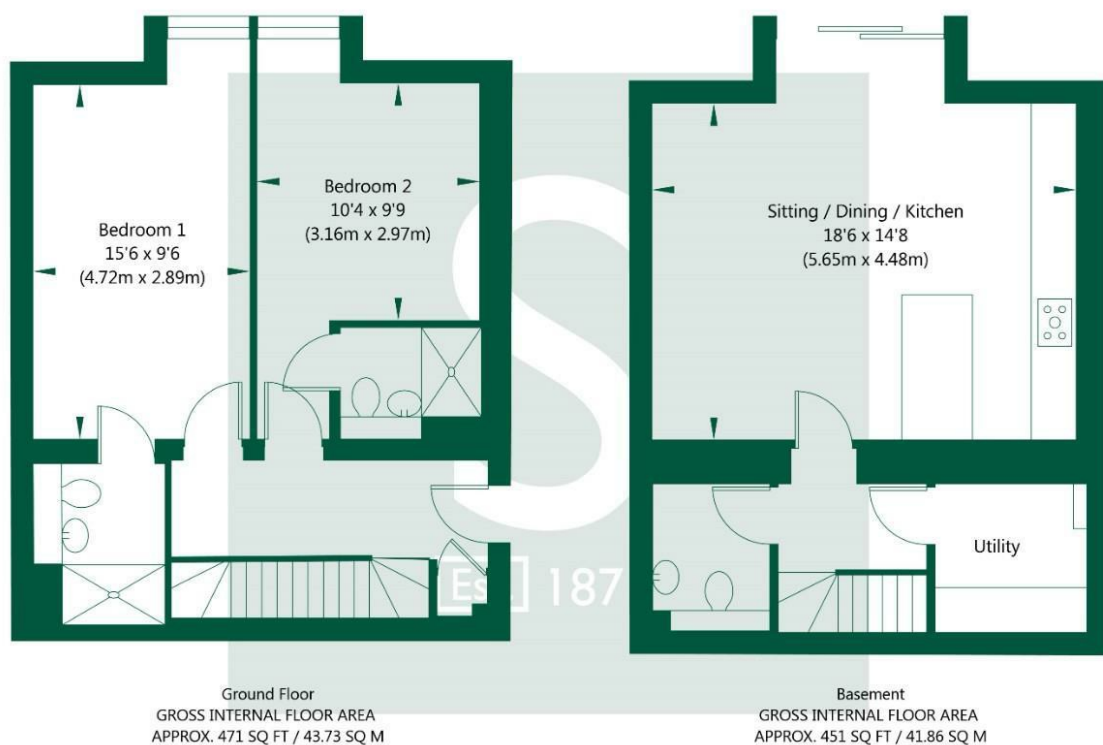
IGB superfast broadband connectivity.

Floor Finishes

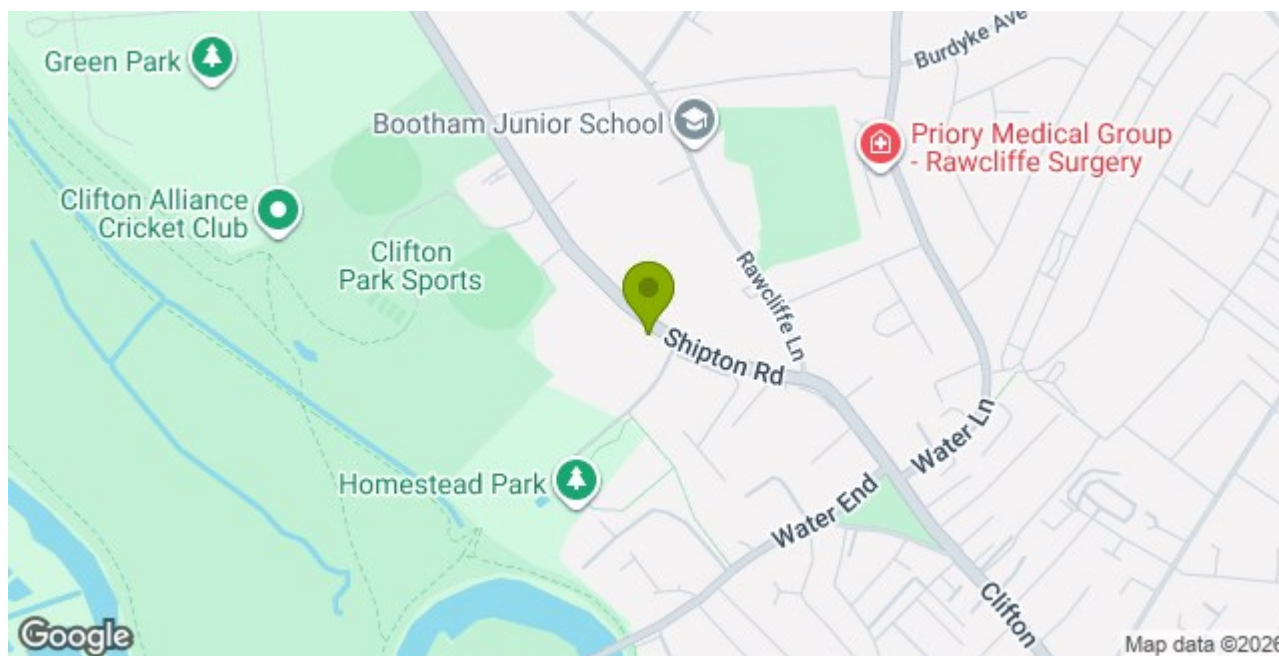
Camaro 'Naked Blonde Oak' LVT flooring laid in a herringbone pattern to hallways, open-plan living areas, utilities, cloakrooms, main bathrooms and en suites.

Soft ivory carpeting to bedrooms and separate reception rooms.

Apartment 2, Beverley Court, Shipton Road, York, YO30 5FZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 922 SQ FT / 85.59 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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