



Curzon Terrace  
South Bank, York  
YO23 1EZ

£280,000



This modernised two bedroom terrace, known as The Smart 27, is a beautifully updated period property enhanced by smart home technology, offering convenience and comfort.

Located on Curzon Terrace, a quiet residential street backing onto York Knavesmire and the Racecourse, the home enjoys a prime location. Its proximity to Bishopthorpe Road, winner of the Great British High Street Awards in 2015, provides access to a vibrant mix of independent shops, cafés, and Rowntree Park. York Railway Station and the city centre are both just a 20-minute walk away.

The property features advanced smart home technology, allowing control of heating, lighting, and media systems via smartphone. Smart lighting and integrated speakers are installed in every room, and the lounge is equipped with a projector screen for cinema-style viewing, along with a surround sound system.

The accommodation opens with a welcoming hallway that leads to two reception rooms. At the front, the formal dining room benefits from excellent natural light. The spacious living room, with engineered oak flooring, leads to the rear kitchen. The kitchen is designed with blue shaker-style cabinets, solid wood countertops, a white ceramic sink, and integrated appliances, including a hob and oven.

Upstairs, there are two uniquely styled double bedrooms. The front bedroom features a vibrant floral mural, while the rear bedroom overlooks the courtyard. The family bathroom on this floor includes a three-piece suite, a walk-in shower, and Victorian-style floor tiles.

Externally, the property offers on-street parking and a west-facing courtyard garden with brick-built storage sheds.

