



46 Curzon Terrace

YO23 1HA

£1,100 pcm



Littlefairs
PROPERTY COMPANY

- 15/05/2026
- UNFURNISHED
- POPULAR LOCATION
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- KITCHEN / DINING AREA
- REAR YARD & STORAGE
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

Littlefairs are delighted to present this two bedroom terrace property on Curzon Terrace, one of South Bank's sought after residential street set back off The Knavesmire and within easy walking distance of the city centre. The property is being offered unfurnished and includes two double bedrooms to the first floor, two reception rooms to the ground floor with a added advantage of a kitchen/diner which includes an electric oven, gas hob and extractor hood with also an under counter fridge with icebox appliance. Through the rear door into the large courtyard area there is a handy outbuilding which houses a washing machine and is ideal to store outdoor equipment and bicycles. Finally to complete the accommodation there is a bathroom beyond the kitchen that comes complete with a shower over the bath, wash hand basin and WC. Express you interest today! EPC to follow.

ROOM MEASUREMENTS

Kitchen / Diner - 11' 0" x 9' 6" (3.36m x 2.90m)

Front Reception Room - 10' 0" x 9' 10" (3.05m x 3.02m)

Back Reception Room - 11' 1" x 11' 0" (3.38m x 3.37m)

Bathroom - 4' 7" x 6' 4" (1.42m x 1.94m)

Front Bedroom Room - 9' 10" x 11' 1" (3.02m x 3.40m)

Back Bedroom Room - 11' 0" x 11' 1" (3.37m x 3.38m)

TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy for a minimum period of twelve months.

A Security Deposit equivalent to five weeks' rent will be payable.

VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at LittlefairsPropertyCompany.co.uk

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas. Electricity, Water and Sewerage Charges and Council Tax.

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements