



17 Argyle Street

YO23 1DW

£1,050 pcm



- 15/05/2026
- UNFURNISHED
- GAS CENTRAL HEATING
- FIRST FLOOR BATHROOM
- SMALLER SECOND BEDROOM
- USEFUL UTILITY ROOM
- ON STREET PARKING
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

We are pleased to present this two-bedroom mid terraced property on Argyle Street within the popular South Bank area of the city. The property briefly comprises of two bedrooms on the first floor along with the house bathroom, including a shower over the bath, wash hand basin and WC. Front reception room with gas fire and surround, kitchen/diner with a range of wall and base units including an electric oven, hob and extractor hood over. Beyond the kitchen is a useful utility area with plumbing for a washing machine and additional storage for further appliances. There is a small courtyard to rear with storage area to house bicycles etc.

ROOM MEASUREMENTS

Living Room - 10' 11" x 11' 1" (3.34m x 3.38m)

Kitchen - 10' 0" x 11' 0" (3.06m x 3.37m)

Utility Room - 12' 9" x 4' 8" (3.91m x 1.44m)

Bedroom One - 10' 11" x 11' 0" (3.33m x 3.36m)

Bedroom Two - 5' 0" x 9' 11" (1.53m x 3.03m)

Bathroom - 5' 11" x 5' 6" (1.81m x 1.70m)

TERMS OF TENANCY

The property is available To Let unfurnished, initially on an Assured Shorthold Tenancy for a minimum period of six months. Under the new Renter's Rights Act legislation, from 1st May 2026 all tenancies will be automatically converted onto Assured Periodic Tenancies until either party give notice. Tenants will have security of tenure for the first twelve months, so long as they are not in breach of their agreement. An 'information sheet' is to be made available through the UK government from January 2026 and will be circulated to all tenants.

A Security Deposit of £1,210 will be payable for this tenancy.

VIEWING ARRANGEMENTS

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

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, Electricity, Water 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.

DIRECTIONS

As you continue along Bishopthorpe Road away from the city centre, turn right onto South Bank Avenue and follow the road onto Ovington Terrace. Argyle Street is immediately after the South Bank club and No.17 is on your right-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

T: 01904 393989

E: info@LittlefairsPropertyCompany.co.uk

W: LittlefairsPropertyCompany.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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