

CLUBLEYS



5, Mere Grange,  
Fridaythorpe, YO25 9TA  
TO LET £725 Per Month



A modern two bedroomed inner terraced town house situated in the village of Fridaythorpe. The accommodation comprises entrance lobby, lounge, cloakroom.w.c, dining kitchen, two bedrooms, family bathroom, front and rear gardens, allocated car parking space, oil central heating and double glazing.

Holding deposit £165  
Deposit £835  
EPC - C  
Council Tax Band B

RENT £725 Per Month | DEPOSIT £835 | AVAILABLE FROM 16th January  
2026  
BAND: B



## ENTRANCE LOBBY

Entered via a front entrance door, laminate flooring and radiator.

## LOUNGE

3.59m x 4.24m (11'9" x 13'10")

Double glazed window to the front aspect, laminate flooring, double radiator, coving and under stairs cupboard.

## INNER HALLWAY

Stairs to first floor accommodation.

## CLOAKROOM/W.C

Fitted suite comprising pedestal hand basin, WC, extractor fan, radiator and storage cupboard.

## DINING KITCHEN

2.84m x 3.58m (9'3" x 11'8")

Fitted with a range of wall and base units, working surfaces, electric oven with four ring electric hob, one and half stainless steel sink unit with drainer and mixer tap, tiled flooring, plumbing for dishwasher, oil central heating boiler, double radiator, double glazed window to the rear elevation and rear entrance door.

## LANDING

Airing cupboard housing hot water cylinder, radiator and loft access which is half boarded.

## BEDROOM ONE

3.61m x 2.85m (11'10" x 9'4")

Double glazed window to the rear aspect, double radiator and wooden flooring,

## BEDROOM TWO

3.60m x 2.93m (11'9" x 9'7")

Double glazed window to the front aspect, wooden flooring and double radiator.

## FAMILY BATHROOM

Fitted suite comprising panelled bath with shower over, low level WC, wash hand basin and chrome towel rail.

## OUTSIDE

Low maintenance garden with pedestrian access to an allocated parking space, oil tank and patio area.

## APPLIANCES

None of the electric appliances have been tested by the Agent

## HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

## REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

## DEPOSIT PROTECTION SCHEME

A deposit will be required, the amount is stated in the main property description.

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0330 303 0030



clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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The Deposit Protection Service  
 The Pavilions  
 Bridgewater Road  
 Bristol  
 BS99 6AA  
 Tel: 0330 3030030

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#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,  
 Estate Agents,  
 Lettings Agents &  
 Auctioneers

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