

CLUBLEYS



Hawthorne Cottage,  
Fridaythorpe, YO25 9RS  
TO LET £695 Per Month



A 2 bedroomed mid town house located in the village of Fridaythorpe, approximately 20 miles from the City of York and 10 miles from the Wolds Market Town of Pocklington. Off street parking. Enclosed garden to the rear. Air Source Heat Pump .

Holding Deposit £160

Deposit £800

Council Tax Band "B"

EPC "C"

RENT £695 Per Month | DEPOSIT £800 | AVAILABLE FROM 20th February  
2026

East Riding of Yorkshire Council BAND: B

rightmove 

[www.clubleys.com](http://www.clubleys.com)

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#### AVAILABLE NOW

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#### DESCRIPTION

A 2 bedroomed mid town house located in the village of Fridaythorpe, approximately 20 miles from the City of York and 10 miles from the Wolds Market Town of Pocklington. Off street parking. Enclosed garden to the rear. Air Source Heat Pump recently installed.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE

Laminate floor, radiator

##### SITTING ROOM

Radiator, power points, TV aerial point, laminate floor, understairs cupboard

##### INNER HALL

Stairs

##### KITCHEN

Fitted with wall and floor units, integrated fridge/freezer, Smeg electric oven & hob with extractor over, work surfaces, stainless steel sink unit, part tiled

##### LANDING

Airing cupboard

##### BEDROOM 1

Fitted wardrobes, radiator, power points

##### BEDROOM 2

Radiator, power points

##### BATHROOM

Suite comprising of panelled bath with shower over, low flush WC, pedestal hand basin, part tiled, radiator

##### OUTSIDE

Gardens to the front with rear enclosed garden. Parking space. Garden shed

#### 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

#### REFERENCES

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

#### 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.



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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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 Pavilions  
Bridgewater Road  
Bristol  
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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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pocklington@clubleys.com  
www.clubleys.com

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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.