



25 Cambridge Street, South Elmsall, Pontefract, WF92AW

Mid Terrace Property | Three Bedrooms | No Onward Chain | Street Parking | Popular Location | Ideal For First Time Buyers | Viewing Highly Recommended

- Mid Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Close To Local Amenities
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Street Parking
- EPC Rating - C
- Ideal For First Time Buyers

Offers Over £85,000

Jigsaw Move are pleased to present a mid-terrace house nestled on Cambridge Street in the charming area of South Elmsall, Pontefract. The property offers a wonderful opportunity for both first-time buyers and investors alike. Built between 1960 and 1969, the property boasts a spacious layout that is both practical and inviting.

Upon entering, you are greeted by a large lounge, perfect for relaxing or entertaining guests. The kitchen diner is a delightful space, ideal for family meals and gatherings. Conveniently located on the ground floor, the bathroom features a shower and provides essential amenities, while the under-stairs storage adds to the practicality of the home.

Moving to the first floor, you will find three generously sized bedrooms, each offering ample room for personalisation. The master bedroom is particularly noteworthy, as it includes a storage cupboard, providing additional space for your belongings.

The property is offered with no chain, allowing for a smooth and efficient purchase process. While it is currently in a suitable condition for letting, there is potential for improvement, which could enhance rental income for those looking to invest.

Outside, the rear garden features a paved yard area that overlooks a pleasant recreation ground, providing a lovely view and a space for outdoor enjoyment. This property presents a fantastic opportunity to create a comfortable home or a profitable rental investment in a desirable location.

Street parking is available, providing ease of access for residents and visitors alike. With its prime location and spacious interiors, this property presents a fantastic opportunity to create a comfortable home or a lucrative investment. Don't miss your chance to explore the potential this house has to offer.

GROUND FLOOR ACCOMMODATION

FRIST FLOOR ACCOMMODATION

EXTERNAL

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

COUNCIL TAX

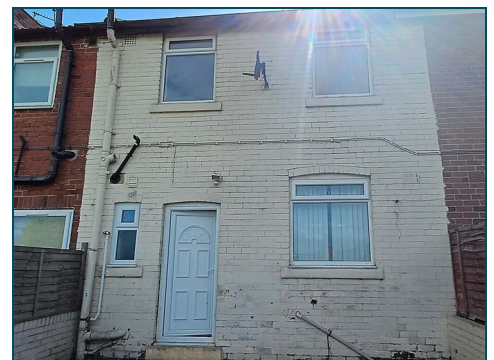
Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.



MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.

