



## 86 Cambridge Street, South Elmsall, Pontefract, WF9 2AR

For sale by unconditional online auction on 29/04/2026 12:00 and ending on 29/04/2026 12:15

AUCTION SALE CASH OR AUCTION FINANCE WELCOME COMPLETE IN 28 DAYS

### INFORMATION FROM THE AGENT

Situated on Cambridge Street in South Elmsall, This Two-Bedroom mid-terrace property presents an excellent opportunity for investors looking to expand their portfolio, whether for a rental investment or a refurbishment project.

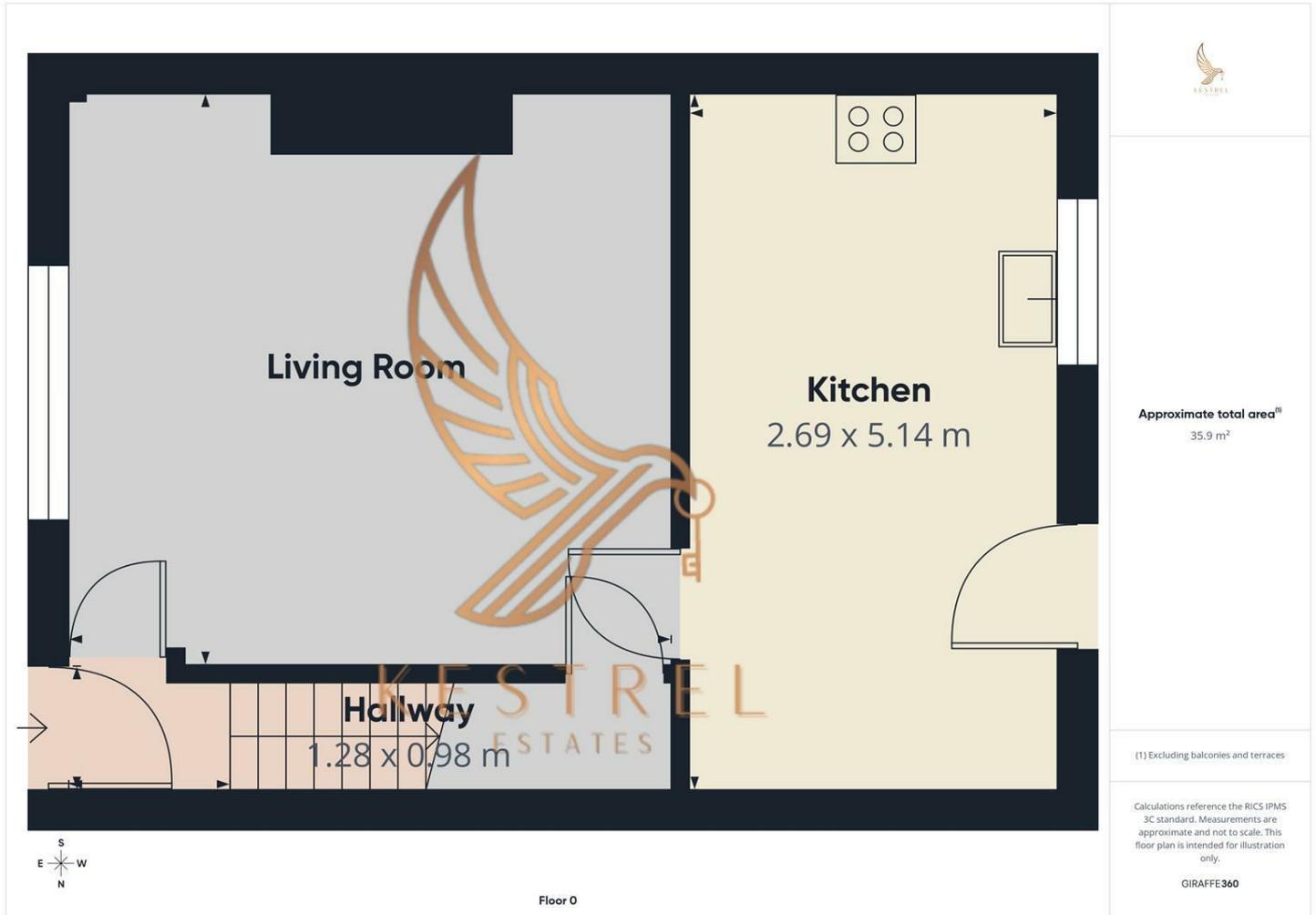
The property is in need of modernisation, offering plenty of potential to add value. The accommodation briefly comprises a lounge and kitchen with access to the rear yard on the ground floor. To the first floor are two bedrooms and a house bathroom.

Externally, the property benefits from a rear yard providing off-road parking, adding further practicality and appeal.

Ideally located close to local schools, amenities, parks and excellent motorway links, the property is well positioned

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- 2 Bedroom Inner Terrace
- Lounge
- Kitchen
- Bathroom
- Council Tax Band A

**£45,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		