

The logo for Churchills, featuring the word "Churchills" in a stylized, red, outlined font.

## Cambridge Street

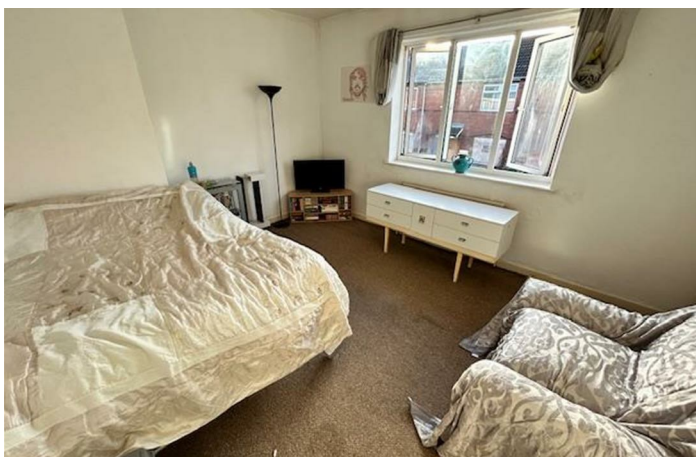
South Elmsall, Pontefract WF9 2AW

- THREE BEDROOMS
- KITCHEN
- DOWNSTAIRS BATHROOM
- CLOSE TO LOCAL SHOPS & AMENITIES
- DINING AREA
- LOUNGE
- UPVC DOUBLE GLAZED WINDOWS
- EPC RATING E

**Offers Around £90,000 Freehold**







## Location

### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

#### LOUNGE

14'5" \* 13'9"

uPVC double glazed window to front elevation. Surround with marble back and hearth. Double panelled central heating radiator. TV aerial socket. Storage cupboard off.

#### KITCHEN / DINER

17'0" \* 9'2"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with chimney type extractor over. space and plumbing for an automatic washing machine. Single drainer stainless steel sink unit with mixer tap. Space for fridge/freezer. Tiles to splash back areas.

#### REAR ENTRANCE LOBBY

uPVC panelled doorway to rear yard area.

#### BATHROOM

6'11" \* 5'6"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Single panelled central heating radiator. Fully tiled to shower and splash back areas.

### FIRST FLOOR ACCOMMODATION

#### BEDROOM ONE

13'11" \* 11'7"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Storage cupboard off.

#### BEDROOM TWO

11'11" \* 8'5"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

#### BEDROOM THREE

9'0" \* 8'1"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Wall mounted combination boiler.



## OUTSIDE AND GARDENS

To the front is a small walled garden and to the rear is a small yard area.

## VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

## IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in

preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

## WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

## ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.  
Heating is gas and supplied by Mains Supplier.

## MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

## BROADBAND

The property broadband speed is excellent with fibre broadband available.



**Local Authority Wakefield Metropolitan District  
council  
Council Tax Band A  
EPC Rating E**



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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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.