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**1 Bedroom, Apartment**

**17 Mallard Chase, Hatfield**



- No Chain
- First Floor Apartment
- Communal Area
- Open Plan Lounge Kitchen and Dining Area
- Bedroom
- Bathroom
- Allocated Parking
- Leasehold
- £3,000 to be deducted towards legal and service charges at completion
- Previously rented out at £450pcm

**£68,950  
FOR SALE**

**Arrange a viewing today**

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## Owners View

Sold with no onward chain, this modern first floor apartment has recently been renovated throughout.

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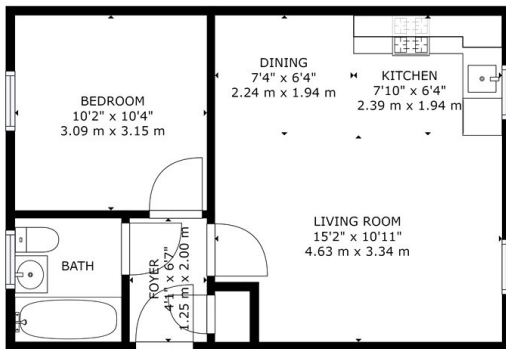
## Ground Floor

### Communal Area

The property is accessed from a communal area to the front, ahead a staircase rises to the first floor landing.

## First Floor

### Floor Plans



### Entrance Hall

The entrance to this property has doors opening into the open plan kitchen diner and living area, one bedroom, bathroom and a useful storage cupboard.



### Lounge

The lounge area is carpeted in a silver/grey tone and has plenty of space for furniture. Flowing off from the lounge area is a designated space to dine, there is also a kitchen found within this open plan living space.





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### Kitchen

Fitted with a range of white high gloss wall and base units with worktops to match and incorporating a stainless steel sink unit and drainer. Built into the design of the kitchen is a gas hob with extractor hood above and an electric oven above, there is a washer/dryer, there is also plumbing for a dishwasher, included within the sale and space is provided for a fridge freezer.

### Bedroom

Neutrally decorated lounge situated towards the rear of the apartment.



### Bathroom

Comprising of a bath with shower above, toilet, wash hand basin and an obscured window facing to the rear.





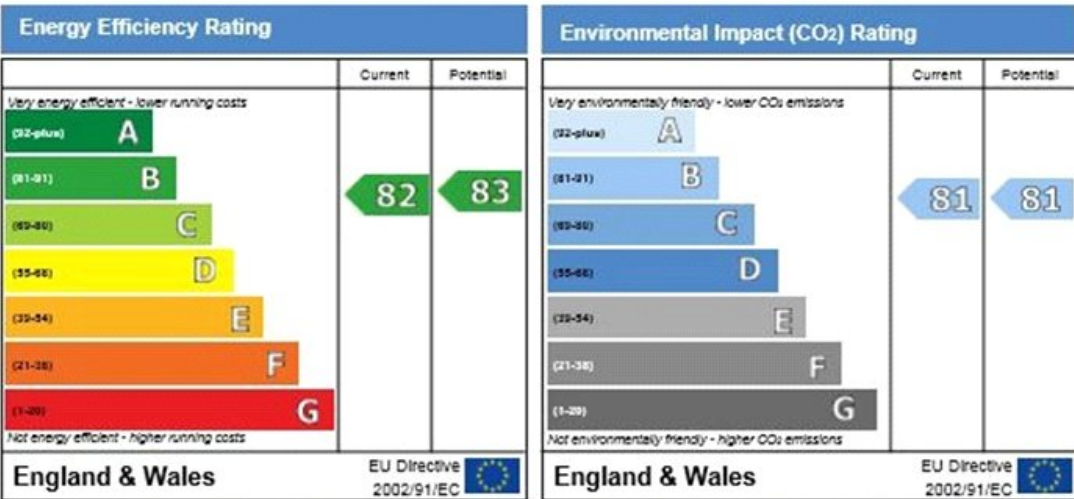
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17, Mallard Chase,  
Hatfield,  
DONCASTER,  
DN7 8ED

Dwelling type: Top-floor flat  
Date of assessment: 29 July 2009  
Date of certificate: 29 July 2009  
Reference number: 0389-2851-6237-0421-1401  
Total floor area: 39 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	185 kWh/m <sup>2</sup> per year	179 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year
Lighting	£34 per year	£23 per year
Heating	£218 per year	£210 per year
Hot water	£85 per year	£85 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.