



Mallard Chase, Hatfield Doncaster DN7 6ED

welcome to

Mallard Chase, Hatfield Doncaster

An Ideal First Home Or Investment! Mallard Chase is a wonderful two bedroom mid terrace property in the popular village of Hatfield! With well presented interiors, in easy reach of local amenities and transport links and cozy living spaces! Viewing is highly recommended!



Entrance Hall

Including carpet floor covering, a central heating radiator and under stairs storage.

Cloakroom

Featuring a WC, wash hand basin, carpet floor covering and a central heating radiator.

Lounge

12' 3" max x 12' 6" (3.73m max x 3.81m)

Including rear facing double glazed French doors, a central heating radiator and carpet floor covering.

Kitchen

12' 8" max x 9' 9" max (3.86m max x 2.97m max)

With both wall and base units, the kitchen includes a front facing double glazed window, a sink and drainer unit, a central heating radiator, an oven and hob and a tiled splash back.

Landing

Including carpet floor covering.

Bedroom One

9' 8" x 12' 3" (2.95m x 3.73m)

Including carpet floor covering, a central heating radiator and a rear facing double glazed window.

Bedroom Two

12' 4" max x 8' 7" (3.76m max x 2.62m)

Including two front facing double glazed windows, a central heating radiator, carpet floor covering and a storage space.

Bathroom

Comprising of a WC, wash hand basin, a shower over the bath, a central heating radiator, carpet floor covering and partially tiled walls where visible.

Parking

Including one allocated parking space.

Rear Garden

Including a lawn space, a paved area, gated access and fencing to all sides.



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Mallard Chase, Hatfield Doncaster

- £135,000 - £140,000
- Two Bedroom Mid Terrace Property
- Ideal First Home or Investment!
- Well Presented Cozy Interiors
- Popular Location

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£135,000



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1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.



Property Ref:
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