

# *Ardstley Manor*

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DONCASTER ROAD, BARNSELY



*Arncliffe*

# Introduction



BARNSLEY TOWN HALL

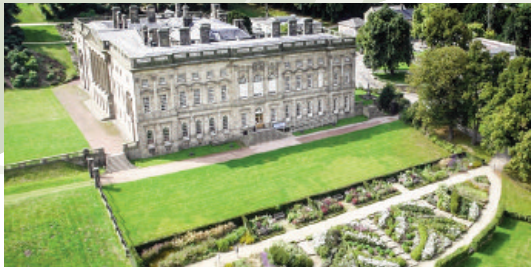
ARNCLIFFE'S TRADITION OF BUILDING STYLISH, WELL-PROPORTIONED AND HIGHLY ENERGY EFFICIENT HOMES, WHICH MAKE THE BEST USE OF NATURAL LIGHT, CONTINUES AT ARDSLEY MANOR IN BARNSLEY.

SITUATED IN THE GROUNDS OF THE FORMER ARDSLEY HOUSE HOTEL, ARDSLEY MANOR IS A SUPERB DEVELOPMENT OF JUST TWENTY SEVEN, 2, 3, 4 AND 5 BEDROOMED HOMES IN SEVEN DIFFERENT DESIGNS, EACH OFFERING THE VERY BEST IN CONTEMPORARY LIVING.



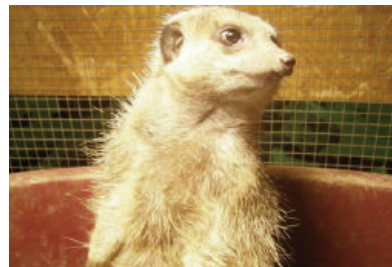
CANNON HALL

PERHAPS MOST FAMOUS FOR ITS MARKETS, BARNSLEY HAS MUCH MORE TO OFFER FAMILIES AND COUPLES ALIKE –MUSEUMS AND THEATRES FOR EXAMPLE. SOME FANTASTIC DAYS OUT CAN BE ENJOYED AT THE YORKSHIRE SCULPTURE PARK, AN OPEN AIR GALLERY SHOWING WORKS FROM CELEBRATED ARTISTS SUCH AS HENRY MOORE AND BARBARA HEPWORTH. MONK BRETTON PRIORY, A RUINED MEDIEVAL MONASTERY, AND CANNON HALL, A WORKING FARM AND TOURIST ATTRACTION FOR THE WHOLE FAMILY TO ENJOY!



WENTWORTH CASTLE & GARDENS

IF SHOPPING IS YOUR THING, BARNSLEY TOWN CENTRE IS PACKED WITH BOTH INDEPENDENT SHOPS AND HIGH STREET NAMES. FOR THOSE PREFERRING THE HUSTLE AND BUSTLE OF THE CITY CENTRE – BOTH LEEDS AND SHEFFIELD ARE JUST 35 MINUTES AWAY ON ONE OF MANY DIRECT RAIL SERVICES FROM BARNSLEY INTERCHANGE.










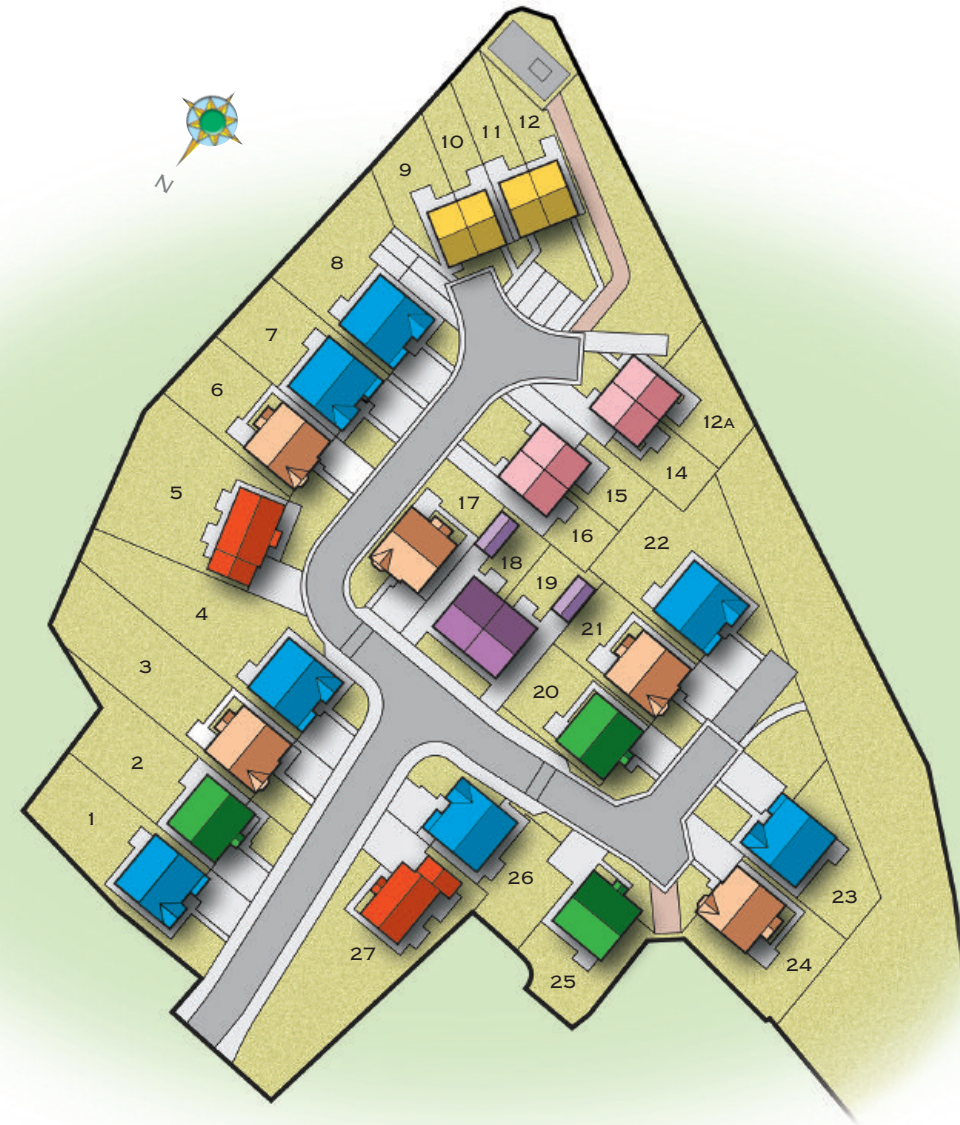
WIGFIELD FARM



ELSECAR HERITAGE RAILWAY

# Site Plan

- |  |   |
|--|---|
|  <b>The Berkshire</b><br>Plots 18 & 19              |  <b>The Birkdale</b><br>Plots 5 & 27           |
|  <b>The Woburn</b><br>Plots 3,6,17,21 & 24          |  <b>The Sheringham</b><br>Plots 12A,14,15 & 16 |
|  <b>The Sunningdale</b><br>Plots 1,4,7,8,22,23 & 26 |  <b>The Lytham</b><br>Plots 9,10,11 & 12       |
|  <b>The Wentworth</b><br>Plots 2,20 & 25            |   |

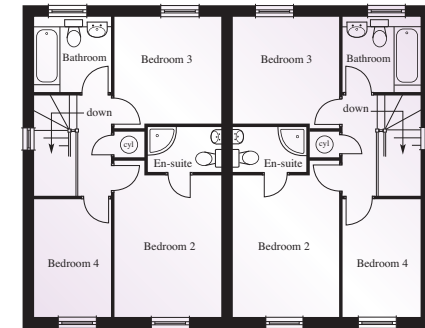
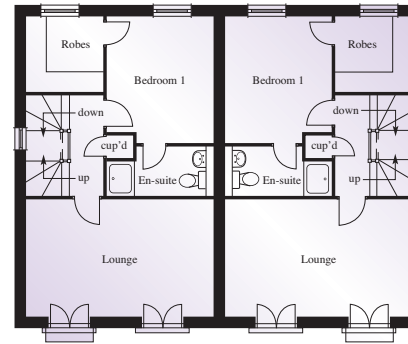
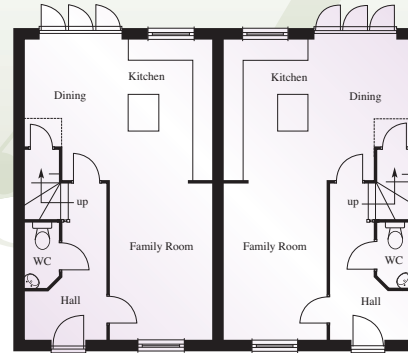


# The Berkshire

PLOTS : 18 & 19



FLOOR PLANS, WINDOW CONFIGURATIONS AND ROOF DESIGNS VARY FROM PLOT TO PLOT. PLEASE SEE ON-SITE PLANS FOR FULL DETAILS.



## Ground Floor

FAMILY ROOM	3.05 x 4.60m	10'0" x 15'1"
KITCHEN/DINING	5.55 x 4.15m	18'2" x 13'7"

## First Floor

LOUNGE	5.55 x 3.47	18'2" x 11'5"
BEDROOM 1	3.17 x 3.75m(max)	10'5" x 12'4"(max)
ROBES	2.30 x 2.22	7'6" x 7'3"
EN-SUITE	2.90(max) x 1.47	9'6"(max) x 4'10"

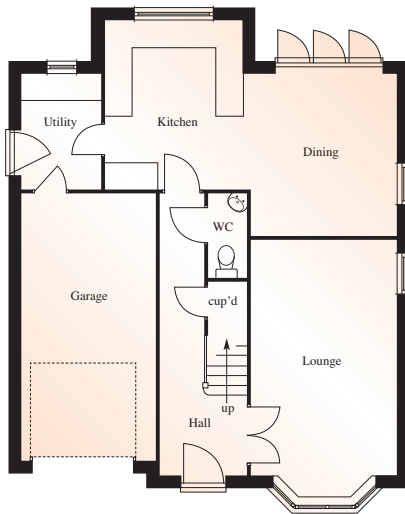
## Second Floor

BEDROOM 2	3.17 x 4.18m	10'5" x 13'8"
EN-SUITE	2.20(max) x 1.35	7'3"(max) x 4'5"
BEDROOM 3	3.17 x 3.17m	10'5" x 10'5"
BEDROOM 4	2.30 x 3.47m	7'6" x 11'5"
BATHROOM	2.30 x 2.22m	7'6" x 7'3"

# The Woburn

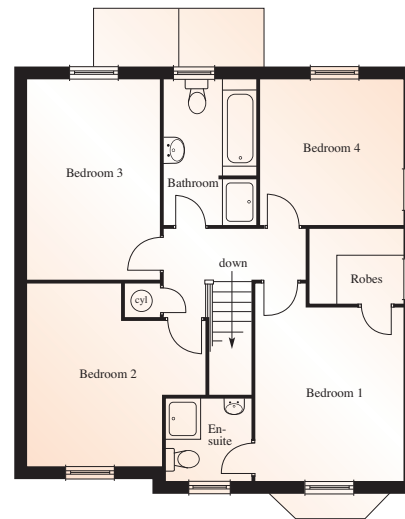
PLOTS : 3, 6, 17, 21 & 24

FLOOR PLANS, WINDOW CONFIGURATIONS AND ROOF DESIGNS VARY FROM PLOT TO PLOT. PLEASE SEE ON-SITE PLANS FOR FULL DETAILS.



## Ground Floor

LOUNGE	3.25 x 5.75m(max)	10'8" x 18'10"(max)
DINING	3.25 x 3.65m	10'8" x 12'0"
KITCHEN	3.35 x 3.75m(max)	11'0" x 12'4"(max)
UTILITY	1.77 x 2.60m	5'10" x 8'6"



## First Floor

BEDROOM 1	3.27 x 3.90m	10'9" x 12'9"
ROBES	2.10(max) x 1.70m(max)	6'10"(max) x 5'7"(max)
EN-SUITE	2.00 x 1.85m	6'6" x 6'1"
BEDROOM 2	4.05(max) x 4.12m(max)	13'3"(max) x 13'6"(max)
BEDROOM 3	2.97 x 4.50m	9'9" x 14'9"
BEDROOM 4	3.22 x 3.29m	10'7" x 10'9"
BATHROOM	2.10(max) x 3.25m	6'10"(max) x 10'8"

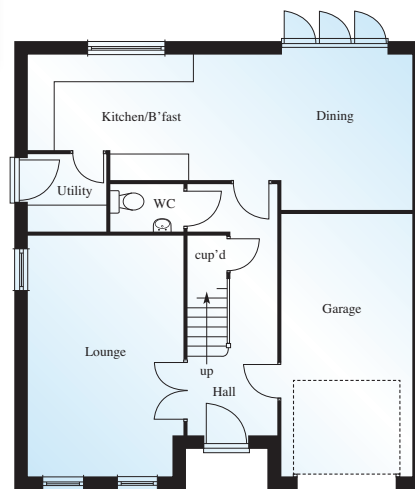




# The Sunningdale

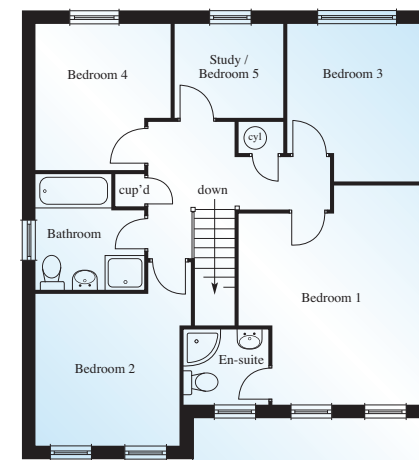
PLOTS : 1, 4, 7, 8, 22, 23 & 26

FLOOR PLANS, WINDOW CONFIGURATIONS AND ROOF DESIGNS VARY FROM PLOT TO PLOT. PLEASE SEE ON-SITE PLANS FOR FULL DETAILS.



## Ground Floor

LOUNGE	3.55(max) x 5.50m	11'8"(max) x 18'0"
KITCHEN/B'FAST	5.80 x 2.87m(max)	19'0" x 9'5"(max)
DINING	3.00 x 3.55m	9'10" x 11'8"
UTILITY	1.80 x 1.77m	5'10" x 5'9"



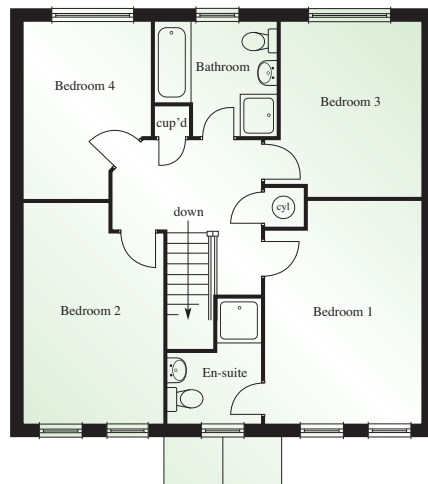
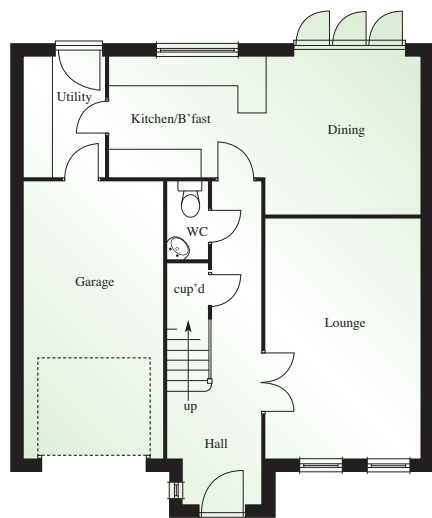
## First Floor

BEDROOM 1	4.17(max) x 5.17(max)	13'8"(max) x 16'11"(max)
EN-SUITE	1.95 x 1.72m	6'4" x 5'8"
BEDROOM 2	3.30 x 3.50m	10'10" x 11'6"
BATHROOM	2.50 x 2.65m	8'2" x 8'8"
BEDROOM 3	3.05 x 3.45m(max)	10'10" x 11'4"(max)
BEDROOM 4	3.10(max) x 3.35m(max)	10'2"(max) x 11'0"(max)
BEDROOM 5/STUDY	2.50 x 2.15m	8'2" x 7'0"

# The Wentworth

LOTS : 2, 20 & 25

FLOOR PLANS, WINDOW CONFIGURATIONS AND ROOF DESIGNS VARY FROM PLOT TO PLOT. PLEASE SEE ON-SITE PLANS FOR FULL DETAILS.



## Ground Floor

LOUNGE	3.35 x 5.20m	11'0" x 17'1"
DINING	3.35 x 3.40m	11'0" x 11'2"
KITCHEN/B'FAST	3.40 x 2.60m	11'2" x 8'6"
UTILITY	1.75 x 2.60m	5'9" x 8'6"

## First Floor

BEDROOM 1	3.37 x 4.82(max)	11'1" x 15'10"(max)
EN-SUITE	2.05 x 1.50m	6'8" x 4'11"
BEDROOM 2	3.02 x 4.79m(max)	9'11" x 15'9"(max)
BEDROOM 3	3.05 x 3.80m(max)	10'0" x 12'5"(max)
BEDROOM 4	2.75 x 3.83m(max)	9'0" x 12'6"(max)
BATHROOM	2.65(max) x 2.50m	8'8"(max) x 8'2"

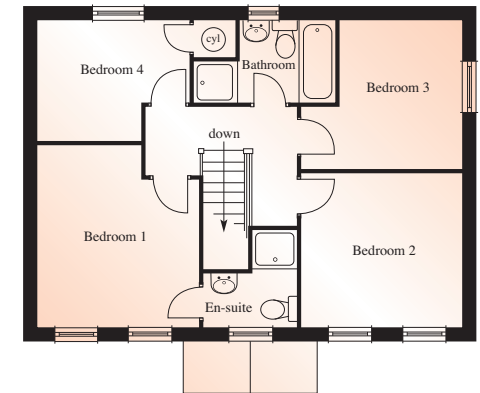
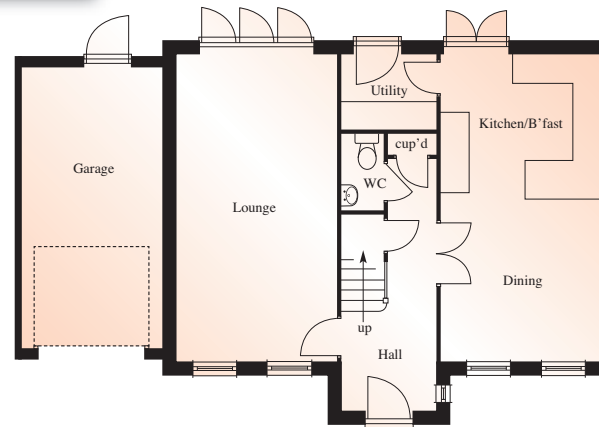




# The Birkdale

PLOTS : 5 & 27

FLOOR PLANS, WINDOW CONFIGURATIONS AND ROOF DESIGNS VARY FROM PLOT TO PLOT. PLEASE SEE ON-SITE PLANS FOR FULL DETAILS.



### Ground Floor

LOUNGE	3.40 x 6.50m	11'2" x 21'4"
KITCHEN/B'FAST	3.40 x 2.80m	11'2" x 9'2"
DINING	3.40 x 3.65m	11'2" x 12'0"
UTILITY	2.00 x 1.60m	6'6" x 5'3"

### First Floor

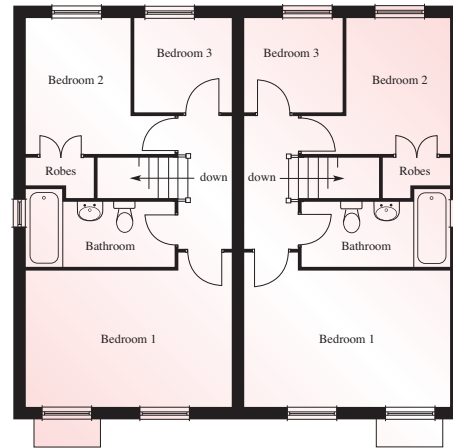
BEDROOM 1	3.40(max) x 3.85(max)	11'2"(max) x 12'8"(max)
EN-SUITE	2.00 x 2.05m(max)	6'6" x 6'8"(max)
BEDROOM 2	3.42 x 3.30m	11'3" x 10'10"
BEDROOM 3	3.42(max) x 3.12m	11'3"(max) x 10'3"
BEDROOM 4	3.22(max) x 2.57m	10'7"(max) x 8'5"
BATHROOM	2.05 x 1.77m	6'8" x 5'10"



# The Sheringham

PLOTS : 12A, 14, 15 & 16

FLOOR PLANS, WINDOW CONFIGURATIONS AND ROOF DESIGNS VARY FROM PLOT TO PLOT. PLEASE SEE ON-SITE PLANS FOR FULL DETAILS.



## Ground Floor

LOUNGE	4.60 x 3.62m	15'1" x 11'11"
KITCHEN/DINING	4.60 x 3.05m	15'1" x 10'0"

## First Floor

BEDROOM 1	4.60 x 3.05	15'1" x 10'0"
BEDROOM 2	2.32 x 3.05m	7'8" x 10'0"
BEDROOM 3	2.20 x 2.10m	7'3" x 6'10"
BATHROOM	3.32 x 1.45m	10'11" x 4'9"

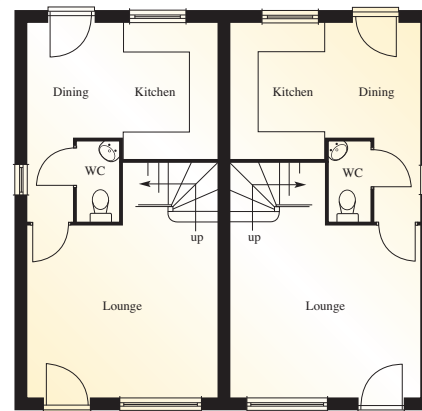




# The Lytham

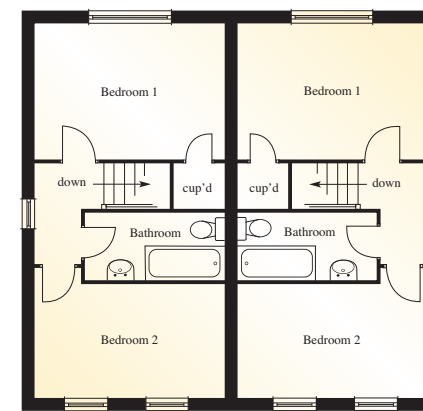
PLOTS : 9, 10, 11 & 12

FLOOR PLANS, WINDOW CONFIGURATIONS AND ROOF DESIGNS VARY FROM PLOT TO PLOT. PLEASE SEE ON-SITE PLANS FOR FULL DETAILS.



**Ground Floor**

LOUNGE	4.10 x 3.70m	13'5" x 12'2"
KITCHEN/DINING	4.10 x 2.95m(max)	13'5" x 9'8"(max)



**First Floor**

BEDROOM 1	4.10 x 2.95m	13'5" x 9'8"
BEDROOM 2	4.10 x 2.45m	13'5" x 8'0"
BATHROOM	3.02 x 1.47m	9'11" x 4'10"



# Specification

## EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION IN MARSHALLS CROMWELL WITH ARTSTONE HEADS AND CILLS.

WINDOWS AND EXTERNAL GLAZED FRAMES IN LOW MAINTENANCE WHITE PVCU WITH POLISHED CHROME IRONMONGERY.

DOUBLE GLAZING IN 'PLANITHERM ONE' GLASS FOR ADVANCED THERMAL INSULATION PERFORMANCE.

EXTERNAL DOORS FITTED WITH 'ANTI-SNAP' CYLINDER LOCKS.

TURF TO FRONT AND REAR GARDENS AND LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLAN.

EXTERNAL LIGHTS TO FRONT AND REAR AND PUSH BUTTON DOORBELL TO FRONT DOOR.

EXTERNAL TAP.

ARNCLIFFE HOMES LIMITED SUPPORT AND ABIDE BY THE CONSUMER CODE FOR HOME BUILDERS.



THE PURPOSE OF THE CODE IS TO ENSURE THAT HOME BUYERS:

- ARE TREATED FAIRLY;
- KNOW WHAT SERVICE LEVELS TO EXPECT;
- ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISION;
- KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.

A COPY OF THE CODE IS AVAILABLE ON REQUEST OR CAN BE DOWNLOADED FROM:  
[WWW.CONSUMERCODEFORHOMEBUILDERS.COM](http://WWW.CONSUMERCODEFORHOMEBUILDERS.COM)

THE DETAILS PROVIDED ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. ALL ROOM DIMENSIONS ARE APPROXIMATE; THE COMPANY RESERVES THE RIGHT TO ALTER PLANS, SPECIFICATION AND ELEVATIONS AND TO SUBSTITUTE MATERIALS DURING THE COURSE OF CONSTRUCTION.

WHERE PURCHASERS ARE OFFERED A CHOICE OF FINISH/STYLE, THIS IS SUBJECT TO THE ITEMS CONCERNED NOT HAVING BEEN FITTED OR ORDERED AT THE TIME OF RESERVATION.

## INTERNAL SPECIFICATION

WALLS FINISHED IN LIGHT GREY MATT VINYL EMULSION AND CEILINGS IN PURE WHITE MATT EMULSION.

DOORS, ARCHITRAVES AND SKIRTINGS FINISHED IN WHITE SATIN PAINT.

PREMDOR MASONITE LADDER MOULDED INTERNAL DOORS (GLAZED IN CERTAIN LOCATIONS – PLEASE REFER TO PLANS).

POLISHED CHROME IRONMONGERY THROUGHOUT.

FULL HEIGHT WALL TILING WITHIN SHOWER ENCLOSURES AND PART TILING TO WALLS WHERE SANITARY-WARE FITTED.

ELECTRICAL SOCKETS AND SWITCHES IN POLISHED CHROME.

LED DOWN LIGHTS TO KITCHEN/FAMILY/DINING AREAS AND BATH/SHOWER ROOMS.

SATELLITE DISH AND TV WIRING / DATA DISTRIBUTION SYSTEM TO LOUNGE, FAMILY AREA AND ALL BEDROOMS.

INTRUDER ALARM WITH SENSORS TO GROUND/FIRST FLOORS/SECOND FLOOR WHERE APPLICABLE AND GARAGES.

HIGH EFFICIENCY GAS-FIRED CONDENSING BOILER WITH HEATED TOWEL RAIL TO BATHROOM AND RADIATORS TO OTHER ROOMS.

A CHOICE OF KITCHEN FINISHES FROM THE RANGE PROVIDED WITH A CHOICE OF QUARTZ WORKTOPS.  
(LAMINATE WORKTOP TO UTILITY ROOM WHERE APPLICABLE)

KITCHEN APPLIANCES COMPRISING DOUBLE OVEN, CHOICE OF GAS OR CERAMIC HOB, CHIMNEY HOOD, INTEGRATED FRIDGE/FREEZER (AND DISHWASHER DEPENDING ON HOUSE TYPE).

WASHER/DRYER (OR SEPARATE WASHER AND DRYER) IN KITCHEN OR UTILITY ACCORDING TO HOUSE TYPE.

UNDERMOUNT 1½ BOWL STAINLESS STEEL SINK TO KITCHEN AND SURFACE MOUNTED STAINLESS STEEL SINGLE BOWL WITH DRAINER TO UTILITY. (WHERE APPLICABLE)

SANITARY-WARE BY IDEAL STANDARD.

 10 -YEAR BUILDMARK WARRANTY



# Buyer Assistance



ONCE YOU HAVE CHOSEN THE NEW ARNCLIFFE HOME YOU WOULD LIKE, THERE ARE A RANGE OF FACILITIES WE CAN OFFER TO MAKE YOUR PURCHASE THAT MUCH EASIER.

IF YOU DO NOT YET HAVE A BUYER FOR YOUR EXISTING HOUSE, WHY NOT CONSIDER OUR HIGHLY SUCCESSFUL **PART EXCHANGE** SCHEME?

HUNDREDS OF PURCHASERS HAVE TAKEN ADVANTAGE OF THIS FACILITY, WHICH HAS ENABLED THEM TO PLAN THEIR MOVE WITH CERTAINTY, WITHOUT THE WORRY OF FINDING A BUYER AT THE RIGHT PRICE OR THE HASSLE OF APPOINTING ESTATE AGENTS AND NEGOTIATING WITH POTENTIAL BUYERS.

SIMPLY COMPLETE OUR NO-OBLIGATION APPLICATION FORM AND WE WILL ARRANGE A MUTUALLY CONVENIENT TIME TO INSPECT YOUR PROPERTY, FOLLOWING WHICH WE WILL CONFIRM ITS ELIGIBILITY FOR PART EXCHANGE AND DISCUSS OUR VALUATION WITH YOU. ONCE WE HAVE AGREED FIGURES, YOUR PURCHASE CAN PROCEED WITHOUT DELAY AND YOU COULD BE MOVING INTO YOUR BRAND NEW HOME IN WEEKS.

OUR PART EXCHANGE FACILITY IS ENTIRELY WITHOUT OBLIGATION AND IN THE EVENT THAT YOU DECIDE NOT TO PROCEED WITH OUR OFFER, YOU WILL FACE NO CHARGES.

PART EXCHANGE MAY NOT BE APPROPRIATE IN ALL CASES, FOR EXAMPLE IF YOUR EXISTING HOUSE IS OF A SIMILAR OR GREATER VALUE THAN THE NEW HOUSE YOU WISH TO PURCHASE. WE THEREFORE OFFER A **SALES ASSISTANCE** SCHEME WHEREBY WE APPOINT A LOCAL ESTATE AGENT TO MARKET YOUR PROPERTY AT A MUTUALLY AGREEABLE FIGURE BUT WITH THE BENEFIT OF THE FACILITIES WE OFFER ON OUR NEW HOMES; FOR EXAMPLE PART EXCHANGE, MORTGAGE ASSISTANCE, ETC.

THE **MORTGAGE** MARKET IS CONSTANTLY CHANGING AND IT IS DIFFICULT TO STAY ABREAST OF THE LATEST PRODUCTS. WE THEREFORE OFFER THE SERVICES OF AN INDEPENDENT FIRM OF FINANCIAL ADVISERS WHO HAVE ACCESS TO ALL MAJOR LENDERS AND CAN GIVE IMPARTIAL ADVICE ON THE BEST DEALS AROUND AT ANY GIVEN TIME.

THESE ADVISERS WILL MEET YOU AT A MUTUALLY CONVENIENT TIME AND PLACE (AT HOME IF YOU WISH) AND TALK THROUGH THE OPTIONS WITH YOU, ON A NO OBLIGATION BASIS. IF YOU DECIDE TO PROCEED WITH ONE OF THEIR SUGGESTIONS, THEY WILL GUIDE YOU THROUGH THE PAPERWORK AND MONITOR PROGRESS OF YOUR APPLICATION THROUGH TO THE TIME A MORTGAGE OFFER IS ISSUED.

ONCE AGAIN, THIS FACILITY IS COMPLETELY FREE OF CHARGE AND ENTIRELY WITHOUT OBLIGATION.



## HELP TO BUY IS AVAILABLE ON THIS DEVELOPMENT

### WHAT IS HELP TO BUY?

HELP TO BUY IS EQUITY LOAN ASSISTANCE TO BUYERS OF NEW HOMES FROM THE GOVERNMENT'S HOME AND COMMUNITIES AGENCY (HCA).

### HOW DOES IT WORK?

BUYERS WILL BE PROVIDED WITH AN **EQUITY LOAN OF UP TO 20%** OF THE PURCHASE PRICE OF THE PROPERTY WHICH WILL BE **INTEREST FREE FOR 5 YEARS**. YOU WILL NEED TO PUT DOWN A MINIMUM DEPOSIT OF 5% FROM YOUR OWN SAVINGS AND MEET THE REQUIREMENTS OF AN AUTHORISED LENDING INSTITUTION (BANK/BUILDING SOCIETY) FOR THE REMAINING 75%.

### WHAT HAPPENS AFTER 5 YEARS?

A FEE OF 1.75% PER ANNUM WILL BE CHARGED ON THE EQUITY LOAN FROM THE FIFTH ANNIVERSARY OF THE LOAN. THIS FEE WILL INCREASE EACH YEAR THEREAFTER. (ASK FOR DETAILS)

### WHEN DO I HAVE TO PAY BACK THE LOAN?

THE LOAN IS REPAYABLE AFTER 25 YEARS (UNLESS THE TERM OF THE FIRST MORTGAGE IS SHORTER THAN THIS) OR WHEN THE PROPERTY IS SOLD. PART REPAYMENTS ARE ALLOWED AT ANY TIME BUT MUST BE A MINIMUM OF 10% OF YOUR HOME'S MARKET VALUE AT THE TIME OF THE REPAYMENT.

### WHAT HAPPENS IF I WANT TO SELL MY HOME?

WHEN YOU SELL YOUR HOME YOU WILL REPAY THE EQUITY LOAN. SO, IF YOU INITIALLY PURCHASED WITH A 20% EQUITY LOAN FROM THE HCA AND HAVE MADE NO REPAYMENTS, YOU WILL REPAY TO THE HCA 20% OF THE VALUE OF THE PROPERTY AT THE TIME OF SALE.

### WHAT IF THE VALUE OF MY PROPERTY HAS FALLEN?

THE HELP TO BUY AGREEMENT COMMITS YOU TO REPAY A PERCENTAGE OF THE MARKET VALUE EQUAL TO THE PERCENTAGE CONTRIBUTION OF ASSISTANCE ORIGINALLY RECEIVED. THIS MEANS THAT IF THE VALUE OF YOUR PROPERTY FALLS BELOW THE LEVEL AT WHICH IT WAS FIRST PURCHASED, YOU WILL REPAY LESS THAN THE ORIGINAL AMOUNT THE AGENCY CONTRIBUTED TO THE ORIGINAL PURCHASE.

### HOW DO I KNOW IF I QUALIFY FOR THE SCHEME?

IF YOU CAN RAISE 5% OF THE PURCHASE PRICE AND MEET THE REQUIREMENTS OF THE LOCAL HOME BUY AGENCY FOLLOWING AN ASSESSMENT, YOU WILL QUALIFY FOR THE SCHEME.

### I AM NOT A FIRST TIME BUYER – DO I STILL QUALIFY?

YES! HELP TO BUY IS AVAILABLE TO BOTH FIRST TIME BUYERS AND THOSE WHO HAVE PREVIOUSLY OWNED A HOME. UNFORTUNATELY IT IS NOT AVAILABLE TO PURCHASERS USING OUR PART EXCHANGE FACILITY.

### IS HELP TO BUY AVAILABLE ON A BUY TO LET?

NO. THE SCHEME IS DESIGNED TO ASSIST YOU TO MOVE ONTO OR UP THE HOUSING LADDER. IT IS AVAILABLE ONLY TO OWNER OCCUPIERS.

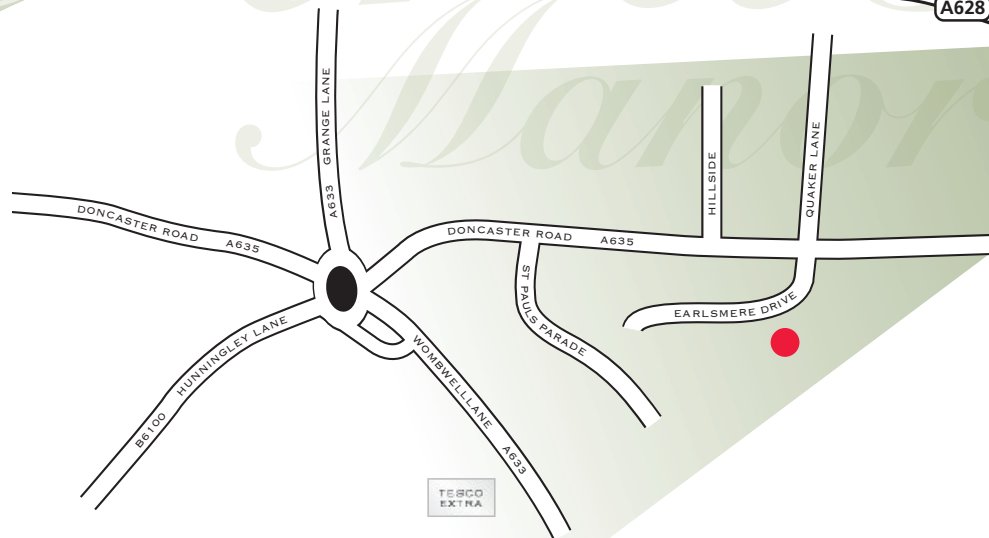
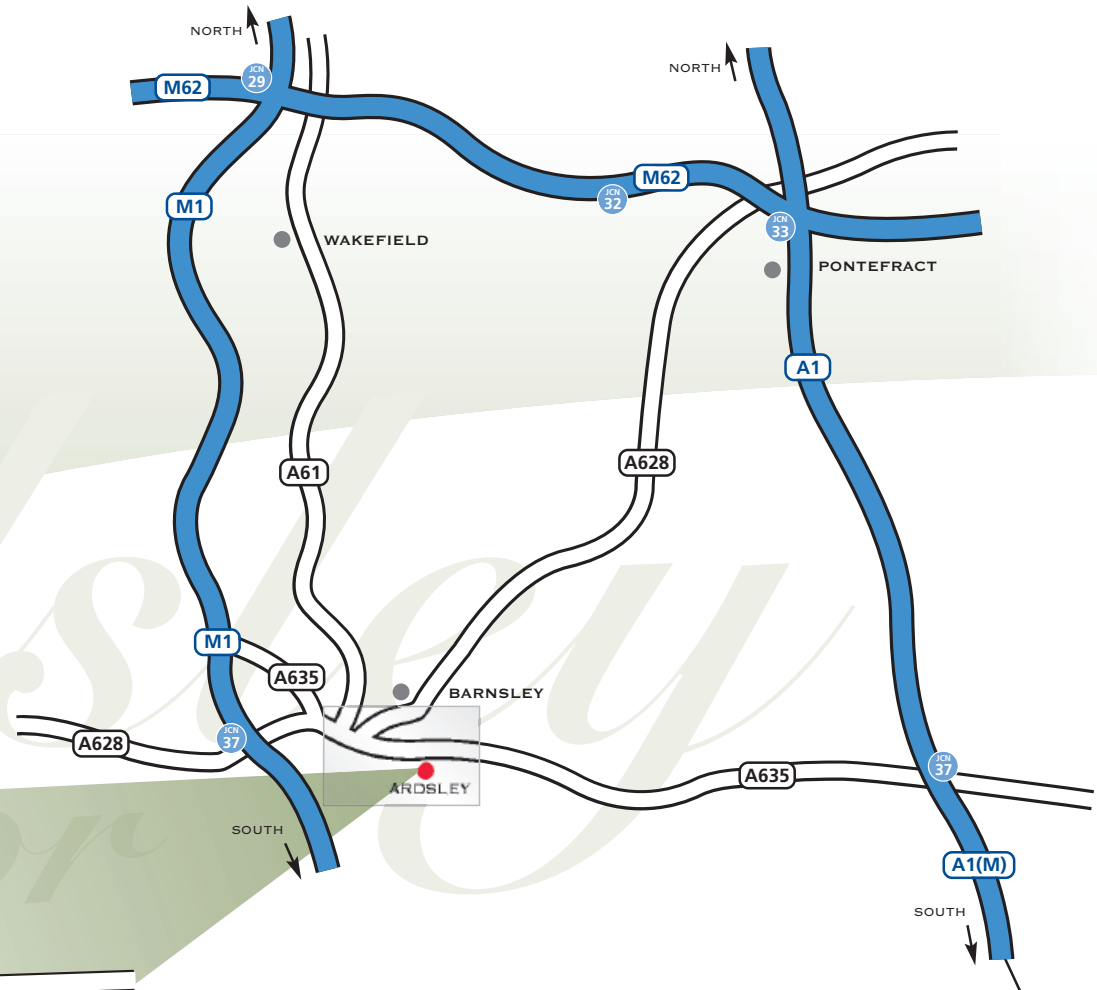
### I THINK I MIGHT QUALIFY - WHAT DO I DO NOW?

IF YOU WOULD LIKE TO FURTHER YOUR INTEREST IN THE SCHEME PLEASE CONTACT OUR SALES DEPARTMENT ON 0113 237 5900 AND WE WILL BE PLEASED TO ANSWER ANY QUESTIONS YOU MAY HAVE AND GUIDE YOU THROUGH THE APPLICATION PROCESS.

# Location & Transport Links

ARDSLEY MANOR IS SITUATED IN THE GROUNDS OF THE FORMER ARDSLEY HOUSE HOTEL, OFF THE A635 DONCASTER ROAD, JUST UNDER 3 MILES FROM BARNSELY TOWN CENTRE. THE POST CODE IS S71 5EH.

BARNSELY IS CONVENIENTLY LOCATED OFF JUNCTION 37 OF THE M1 MOTORWAY AND ENJOYS EXCELLENT ROAD LINKS TO LEEDS & WAKEFIELD TO THE NORTH, SHEFFIELD & DONCASTER TO THE SOUTH AND MANCHESTER TO THE WEST VIA THE M62 OR A628 WOODHEAD PASS.



REGULAR RAIL SERVICES RUN FROM BARNSELY INTERCHANGE TO LEEDS AND SHEFFIELD. A TYPICAL DIRECT JOURNEY TO LEEDS WOULD TAKE AROUND 35 MINUTES.

FOR THOSE TRAVELLING FURTHER AFIELD, DONCASTER AIRPORT IS APPROXIMATELY 25 MILES AWAY VIA THE A635 AND LEEDS & BRADFORD AIRPORT IS 34 MILES AWAY VIA THE M1/M621. MANCHESTER AIRPORT CAN BE REACHED IN APPROXIMATELY 1½ HOURS.



*Ardsley  
Manor*

*Arncliffe*

ARNCLIFFE HOMES LIMITED,  
ARNCLIFFE HOUSE, BRAMLEY GRANGE, SKELTONS LANE, THORNER, LEEDS, LS14 3DW  
TEL: 0113 237 5900 FAX: 0113 265 4458

[www.arncliffehomes.co.uk](http://www.arncliffehomes.co.uk)