



Spencer.

7a, Thorncliffe View, Chapeltown, S35 3XU



Buy —

A fantastic four bedroom new build family home from Ackroyd & Abbott in Chapeltown

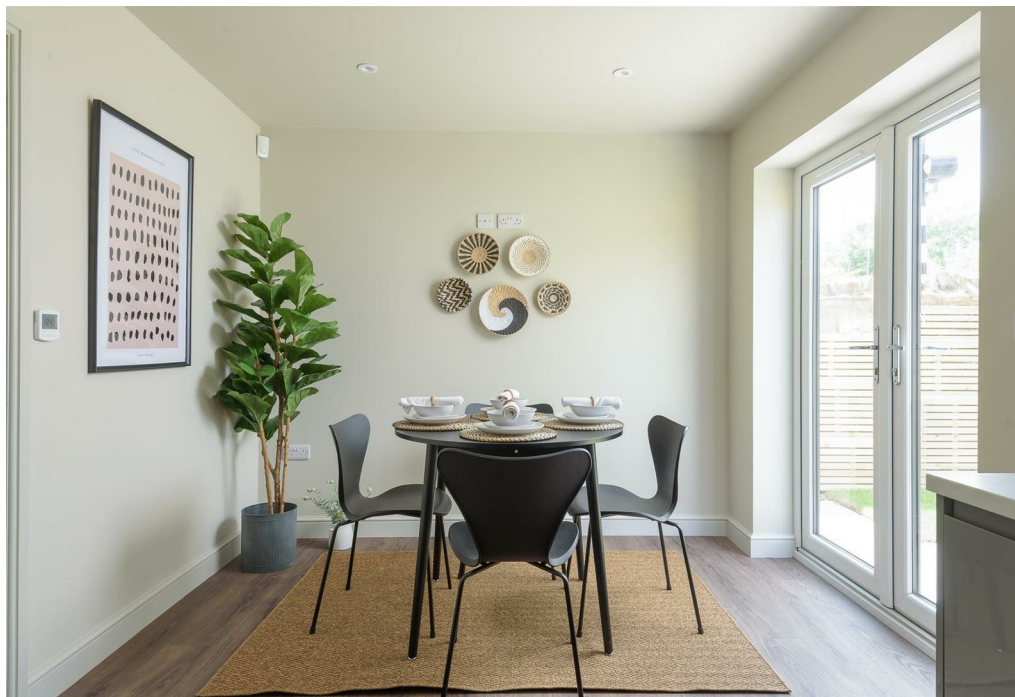
— from *Spencer.*

- INCENTIVES AVAILABLE!
- Detached family new build home with four bedrooms
- En-suite to master bedroom
- Integral garage
- Utility room
- Underfloor heating to the ground floor
- Fully fitted kitchen with quartz worktops
- Solar panels
- TV and data points to all bedrooms
- 10 year warranty

Asking Price

**£395,000**









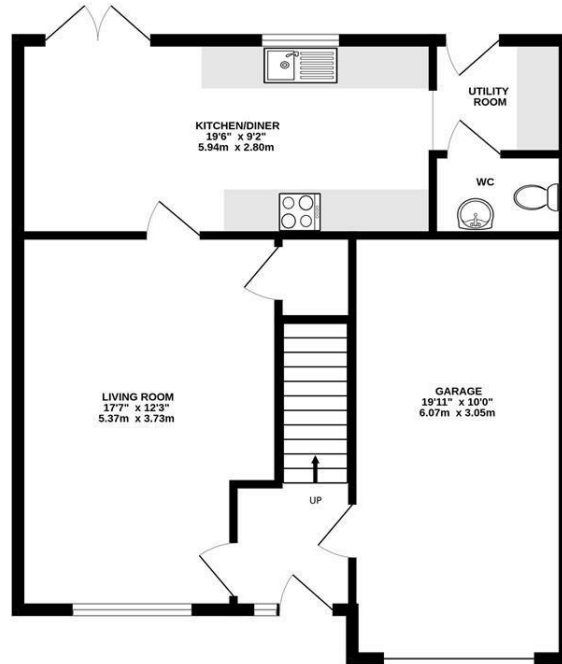




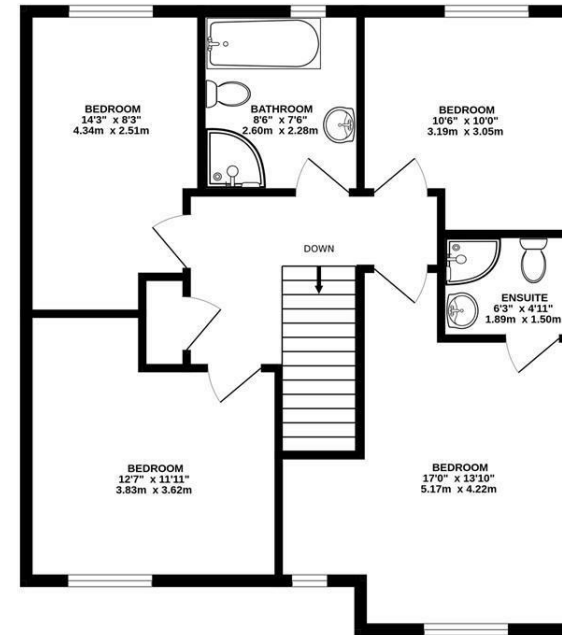


# Floorplan

GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing: Via the Agents  
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