



**Viewings**  
Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

#### Vendors Comments

Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Tel: 0114 483 0038

E-mail: sales@jc-salesandlettings.com  
Website: www.jc-salesandlettings.com



**12 Club Street, Sheffield, S11 8DE**

**£750 Per month**

- Water bill included in the rent
- Unallocated off road car parking to the rear
- Furnished
- Close to an abundance of local amenities
- Viewing highly recommended
- Available for immediate occupation
- Well presented, ground floor apartment
- Excellent, City Centre location
- Ideal for a single occupant or professional couple
- EPC Grade D

# 12 Club Street, Sheffield S11 8DE

\*\*\* WATER BILL INCLUDED IN THE RENT - AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\*

This one DOUBLE bedroom, GROUND FLOOR apartment truly needs to be viewed to be fully appreciated and benefits from unallocated OFF ROAD PARKING.

Occupying an EXCELLENT POSITION, very close to SHEFFIELD CITY CENTRE and is conveniently located for an abundance of local amenities and public transport links.

Ideal for a single occupant or professional couple.

In brief the accommodation comprises: living room / kitchen, double bedroom, shower room / WC. Yard to the rear providing 5/6 car parking spaces, shared bedroom 4 apartments on an unallocated basis.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: A

