



**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Room 4, 8a Club Street, Sheffield, S11 8DE**

**£450 Per month**

- Bills included in the rent
- Two bathrooms, separate kitchen and living room
- Excellent location
- Unallocated off road parking available to the rear
- Single occupants only
- Double bedroom
- Very close to Sheffield City Centre
- Close to an abundance of local amenities
- Early viewing highly recommended
- EPC Grade C

## Room 4, 8a Club Street, Sheffield S11 8DE

DOUBLE BEDROOM available in a SHARED, FOUR bedroom house with ALL BILLS INCLUDED in the rent. Occupying an top floor enviable position in this attractive property, this room has recently been REFURBISHED and benefits from good quality furniture.

The house has two bathrooms, a separate kitchen and large living room.

Located conveniently for Sheffield City Centre, public transport links and local amenities.

An early viewing is highly recommended to avoid disappointment!

Off road car parking is available to the rear of the property on an unallocated basis.

EPC Grade C.



Council Tax Band: Exempt

