

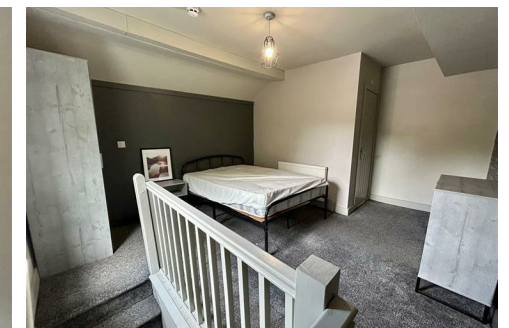
### Viewings

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			78
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Room 5 1 Vivian Road, Sheffield, S5 6WJ

£475 Per month

- Bills included in the rent
- Room in a shared five bedroom house
- Quality furniture provided
- Available for immediate occupation
- Excellent local amenities nearby
- Large double room with en-suite
- Well presented throughout
- Single occupants only
- Close to Northern General Hospital
- Early viewing highly recommended

## Room 5 1 Vivian Road, Sheffield S5 6WJ

\*\*\* BILLS INCLUDED IN THE RENT \*\*\*

\*\*\* VERY LARGE DOUBLE ROOM WITH EN-SUITE \*\*\*

\*\*\* SINGLE OCCUPANTS ONLY \*\*\*

An excellent opportunity to rent this very large double room with en-suite, forming part of a well presented five bedroom shared house within this highly sought after location. Offering spacious accommodation together with quality furniture throughout the property, this attractive room is likely to be of particular interest to a single occupant seeking comfortable accommodation in a convenient and well maintained home.

The house is presented to a very good standard throughout and provides a pleasant living environment, ideally suited to those wanting high quality shared accommodation in a popular residential area.

Conveniently situated close to The Northern General Hospital, the property is also well placed for access to a wide range of local amenities, public transport links and the surrounding road network, making it an ideal choice for those needing both comfort and convenience.

Overall, this is a fantastic opportunity to rent a spacious en-suite room within a well presented shared house in a highly desirable location.



Council Tax Band:

