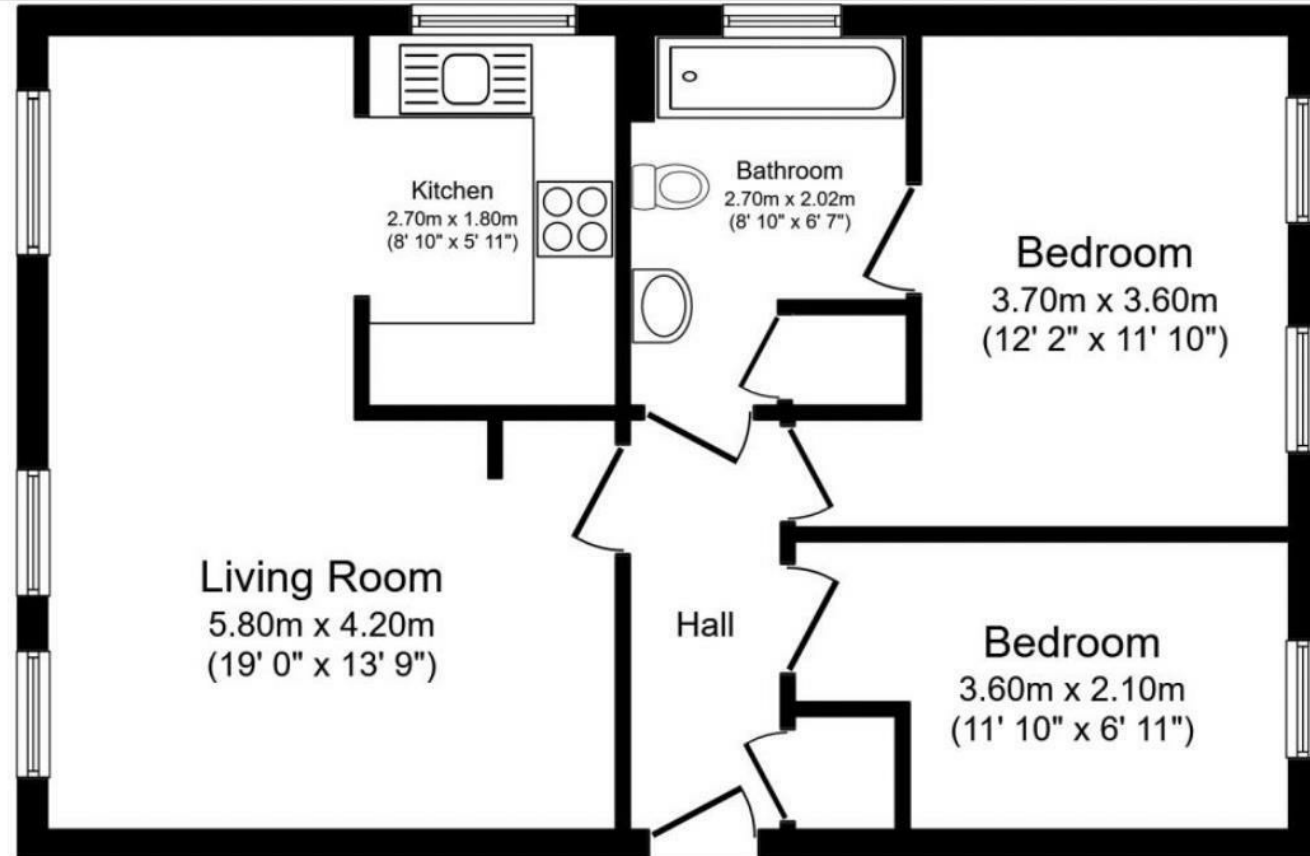


**Viewings**  
Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

**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>			
(55-68) <b>D</b>		70	78
(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	



**Floor Plan**



**Flat 2, 178 Queen Mary Road, Sheffield, S2 1JJ**

**£825 Per month**

- Well presented throughout
- Two bedroom ground floor apartment
- Spacious open plan living kitchen
- Close to local amenities
- Easy motorway network access
- Larger than average
- One allocated parking space
- Ideal for couple or family
- Excellent public transport links
- Early viewing highly recommended

# Flat 2, 178 Queen Mary Road, Sheffield S2 1JJ

A WELL PRESENTED and larger than average two bedroom ground floor apartment, benefiting from one allocated car parking space and offering spacious accommodation throughout. This attractive property is likely to be of particular interest to a single occupant, professional couple or small family and truly needs to be viewed internally to be fully appreciated. Conveniently situated in a popular location, the property is well placed for access to a wide range of local amenities, public transport links and the motorway network, making it ideal for those seeking both comfort and convenience. In brief, the accommodation comprises of an entrance hall, spacious open plan living kitchen, two bedrooms and a bathroom/W.C. Externally, the property benefits from one allocated car parking space to the rear. An early viewing is highly recommended to avoid disappointment. EPC Grade C



Council Tax Band: A

