



### 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>		72	75
(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	



**15 Woodbury Road, Sheffield, S9 1NZ**

**£650 Per month**

- Available for immediate occupation
- One double bedroom
- Close to an abundance of local amenities
- Ideal for a single occupant or professional couple
- EPC Grade C
- Well presented, ground floor apartment
- Off road parking to the rear
- Conveniently situated for The Northern General Hospital
- Early viewing highly recommended to avoid disappointment

# 15 Woodbury Road, Sheffield S9 1NZ

\*\*\* AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\*

A WELL PRESENTED one DOUBLE bedroom GROUND FLOOR apartment with OFF ROAD PARKING.  
Ideal for a single occupant or professional couple and conveniently located for a host of local amenities, The Northern General Hospital and Meadowhall Shopping Centre.

In brief the accommodation comprises: entrance hall, lounge, kitchen, one double bedroom and a bathroom / WC.  
Off road car parking to the rear.

An early viewing is highly recommended to avoid disappointment!  
EPC Grade C.



Council Tax Band: A

