



### Viewings

Viewings by arrangement only.  
 Call 0114 2666300 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			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Flat 3, 63 Clarkehouse Road, Sheffield, S10 2LG

£849 Per month

- Student: £196 per week for the whole property
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Situated extremely close to the University of Sheffield Student Union
- Available for a single tenant or couple
- Large double bedroom
- Bills included option available at £262 per week for the whole property
- Driveway to the rear for off road parking
- Perfectly placed for The University of Sheffield
- Self-contained one double bedroom apartment
- EPC Grade E

# Flat 3, 63 Clarkehouse Road, Sheffield S10 2LG

\*\*\* STUDENT \*\*\* £196 PER WEEK FOR THE WHOLE PROPERTY \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £262 PER WEEK FOR THE WHOLE PROPERTY (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR ONE TENANT OR A COUPLE \*\*\* OFF ROAD PARKING \*\*\*

A WELL LOCATED, ONE BEDROOM APARTMENT situated extremely close to BAR ONE and THE STUDENT UNION. Ideal for STUDENTS studying at BOTH SHEFFIELD UNIVERSITIES and close to an abundance of local amenities. In brief the accommodation comprises: lounge, separate kitchen, double bedroom and a bathroom/WC. There is a driveway to the rear of the property. An early viewing is highly recommended to avoid disappointment! EPC Grade E.



Council Tax Band: A

