



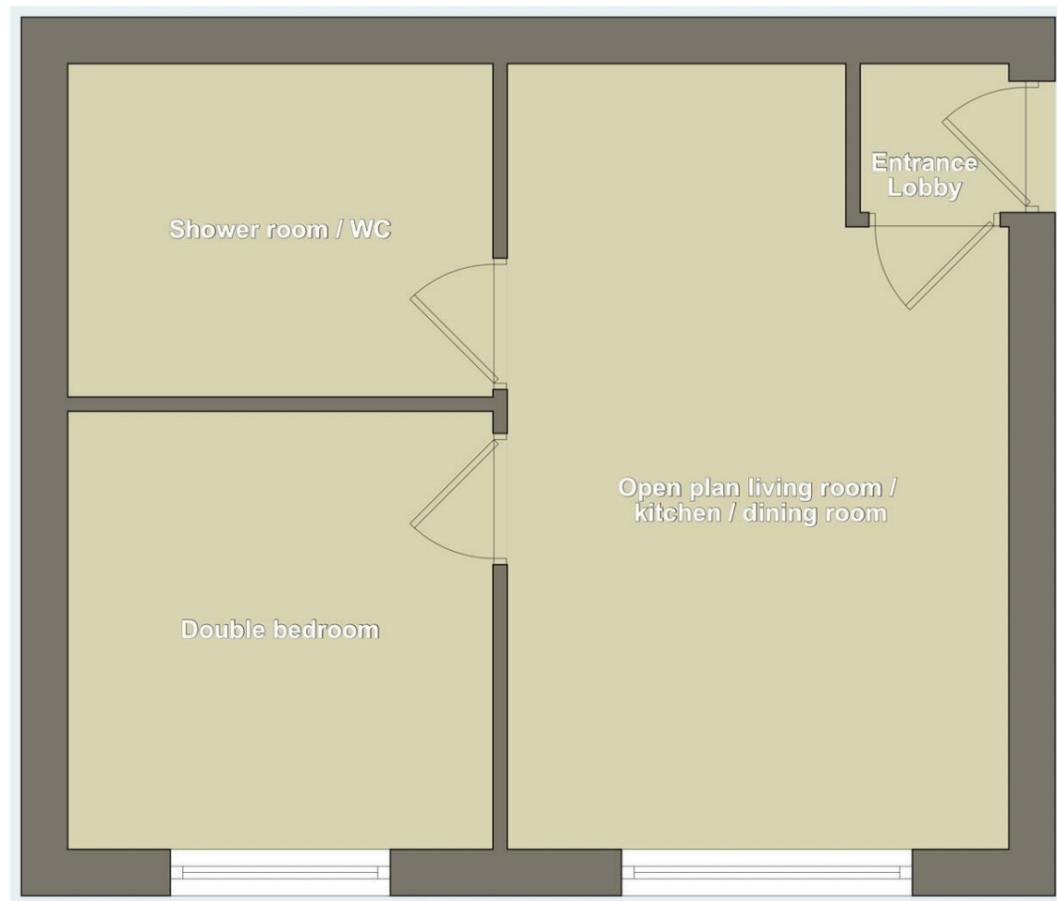
### Viewings

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		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Flat 1a 12 Denby Street, Sheffield, S2 4QH

£850 Per month

- Electricity, water and broadband bills included in the rent
- Modern, ground floor apartment
- Excellent location
- Available 1st March 2026
- EPC Grade C
- One double bedroom
- Modern kitchen and shower room
- Furnished
- Viewing highly recommended

## Flat 1a 12 Denby Street, Sheffield S2 4QH

\*\*\*Electricity, water and broadband bills included in the rent\*\*\*

VERY MODERN one DOUBLE bedroom apartment, which is IMMACULATELY PRESENTED and available FURNISHED. An excellent location in Sheffield City Centre and conveniently located for a host of local amenities and public transport links.

In brief the property comprises: entrance lobby, open plan living room/kitchen, one double bedroom and modern shower room/WC.

An early viewing is highly recommended to avoid disappointment!

EPC Grade C.



Council Tax Band: New Build

