



### Viewings

Viewings by arrangement only.  
Call 0114 2666300 to make an appointment.

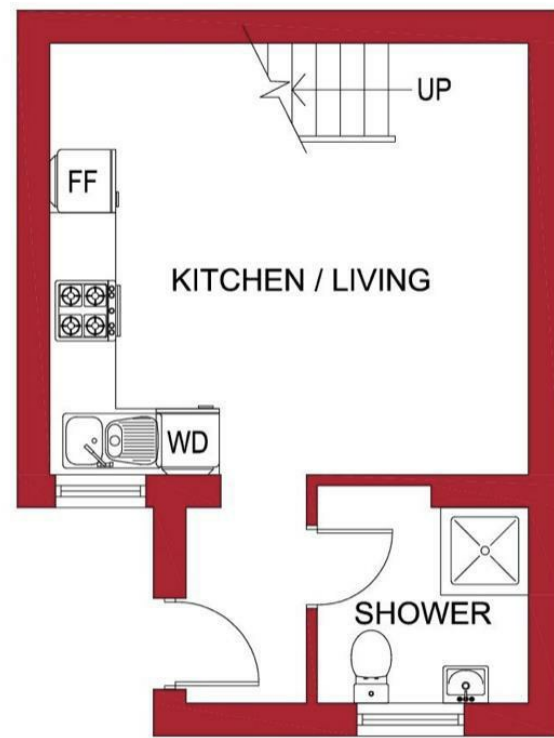
### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tel: 0114 483 0038  
E-mail: sales@jc-salesandlettings.com  
Website: www.jc-salesandlettings.com



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The studio, To the rear of 6 Harland Road, Sheffield, S11 8NB

£780 Per month

- Student: £180 per week for the whole property
- Bills included option available at £246 per week for the whole property
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Driveway for off road parking
- Situated just off Ecclesall Road
- Perfectly placed for Sheffield Hallam University
- Available for a single tenant or couple
- Detached, studio apartment
- Large double bedroom
- EPC Grade D

## To the rear of 6 Harland Road, Sheffield S11 8NB

\*\*\* STUDENT \*\*\* £180 PER WEEK FOR THE WHOLE PROPERTY \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £246 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, STUDIO APARTMENT situated just off ECCLESALL ROAD with ACCOMMODATION OVER TWO FLOORS.

Ideal for STUDENTS studying at SHEFFIELD HALLAM UNIVERSITY and close to an abundance of local amenities.

In brief the accommodation comprises: open plan lounge / kitchen and shower room/WC to the ground floor. There is a large double bedroom to the first floor. There is a driveway to the side of the property, providing space for off road parking if required.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: A

