



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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

JC SALES & LETTINGS

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



42 Spooner Road, Sheffield, S10 5BN

£1,135 Per month

- Student: £131 per person per week
- Bills included option available at £169 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Stunning, two bedroom terraced property
- Additional office room
- Excellent location in Broomhill
- Close to an abundance of local amenities
- Ideal for a couple studying at The University of Sheffield
- Viewing highly recommended
- EPC Grade E

42 Spooner Road, Sheffield S10 5BN

*** STUDENT *** £131 PER PERSON PER WEEK *** BILLS INCLUDED OPTION AVAILABLE AT £169 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) *** AVAILABLE FOR A GROUP OF 2 ***
A TRULY STUNNING, two bedroom mid terrace property located extremely close to BROOMHILL. Ideal for STUDENTS studying at THE UNIVERSITY OF SHEFFIELD and close to an abundance of local amenities.
In brief the accommodation comprises: living room and dining kitchen to the ground floor. There is one large double bedroom, office/study room and bathroom/WC to the first floor with an additional attic double bedroom to the second floor. Yard to the rear of the property.
An early viewing is highly recommended to avoid disappointment!
EPC Grade E.



Council Tax Band: A

