



### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	83
(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	



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



## 207 Cemetery Road, Sheffield, S11 8FQ

£85 Per week

- Student or professional sharers welcome
- Bills inclusive option available at £106 per person per week
- Excellent, immaculately presented property
- Ideal for students studying at Sheffield Hallam University
- Early viewing highly recommended
- £85 per person per week
- Available for a group of 4, 5, 6 or 7
- Extremely close to Ecclesall Road
- Close to an abundance of local amenities
- EPC Grade C

# 207 Cemetery Road, Sheffield S11 8FQ

\*\*\* STUDENT OR PROFESSIONAL SHARERS WELCOME \*\*\*

\*\*\* £85ppw \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £106ppw (Includes gas, electricity, fibre internet, TV licence and water bills) \*\*\*

\*\*\*EXTREMELY CLOSE TO ECCLESALL ROAD \*\*\*

\*\*\*AVAILABLE FOR A GROUP OF 4, 5, 6, or 7 \*\*\*

A LARGER THAN AVERAGE and IMMACULATELY PRESENTED seven bedroom mid terrace property, located conveniently for SHEFFIELD HALLAM UNIVERSITY.

Close to an abundance of local amenities on ECCLESALL ROAD.

An early viewing is highly recommended to avoid disappointment!

EPC Grade C.



Council Tax Band: A

