



### Viewings

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

### Vendors Comments

Add text here

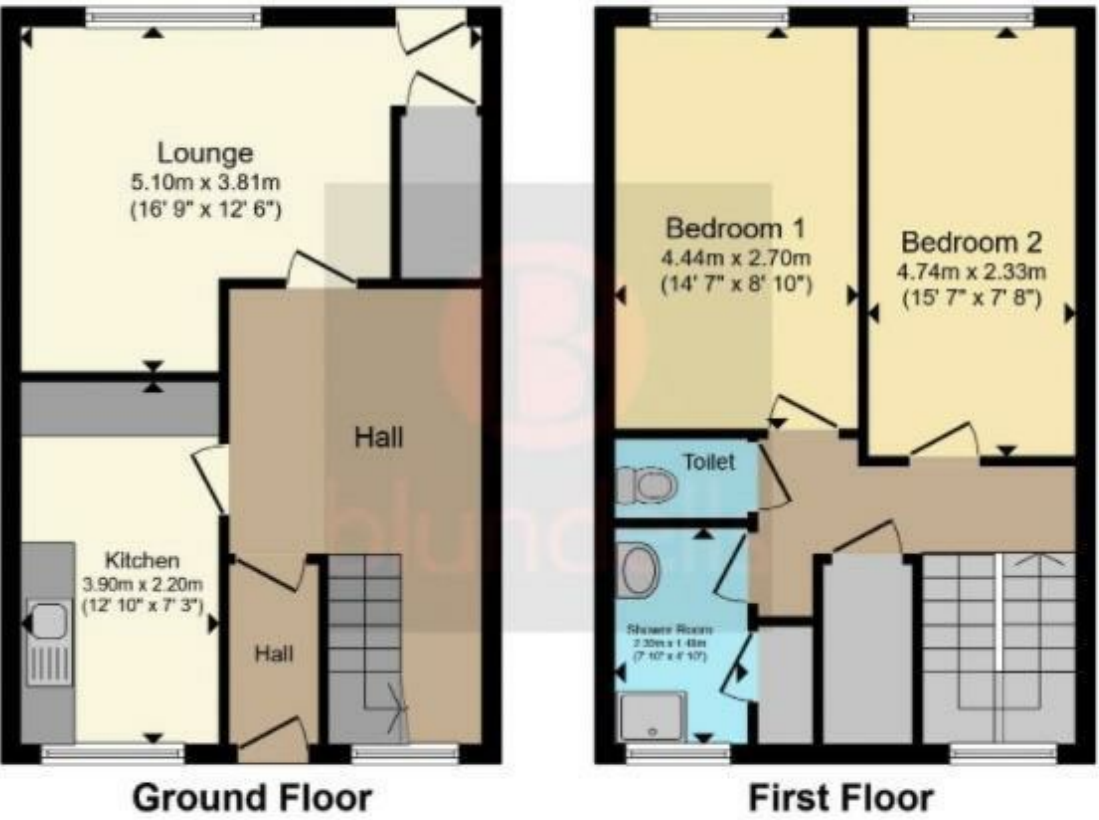
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



### 77 Upperthorpe, Sheffield, S6 3NA

£1,126 Per month

- Student or profesional sharers
- Available for a group of 2
- Close to an abundance of local amenities
- Situated conveniently for public transport links
- Viewing highly recommended
- £121 per person per week
- Bills included option available at £157 per person per week
- Attractive, enclosed garden to the rear
- Available from 8th August 2025
- EPC Grade C





## 77 Upperthorpe, Sheffield S6 3NA

\*\*\* STUDENT OR PROFESSIONAL SHARERS \*\*\* £121pppw \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £157pppw (Includes gas, electricity, fibre internet, TV licence and water bills) \*\*\* AVAILABLE FOR A GROUP OF 2 \*\*\*

A LARGER THAN AVERAGE two bedroom mid terrace property with ATTRACTIVE GARDEN. Close to an abundance of local amenities and public transport links. In brief the accommodation comprises: large entrance hall, lounge, kitchen, two first floor double bedrooms, shower room and a separate WC. Attractive, enclosed garden to the rear. An early viewing is highly recommended to avoid disappointment! EPC Grade C.



Council Tax Band: A

