



### 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>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(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	

**JC SALES & LETTINGS**

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**33 Harefield Road, Sheffield, S11 8NU**

**£1,326 Per month**

- ADDITIONAL STUDY ROOM / OFFICE
- Bills included option available at £132 per person per week
- Student: £102 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Situated just off Ecclesall Road
- Perfectly placed for Sheffield Hallam University
- Available for a group of 3
- Separate living room and kitchen
- Three very large bedrooms (no smaller bedroom)
- EPC Grade D

# 33 Harefield Road, Sheffield S11 8NU

\*\*\* STUDENT \*\*\* £102 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £132 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 3 \*\*\*  
A WELL LOCATED, three bedroom mid terrace property with ADDITIONAL STUDY ROOM, located just off ECCLESALL ROAD. Ideal for STUDENTS studying at SHEFFIELD HALLAM UNIVERSITY and close to an abundance of local amenities.  
In brief the accommodation comprises: lounge, separate kitchen and large double bedroom to the ground floor. To the first floor is a large double bedroom, bathroom/WC and a study room/office. To the second floor is a large double bedroom.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.



Council Tax Band: B

