



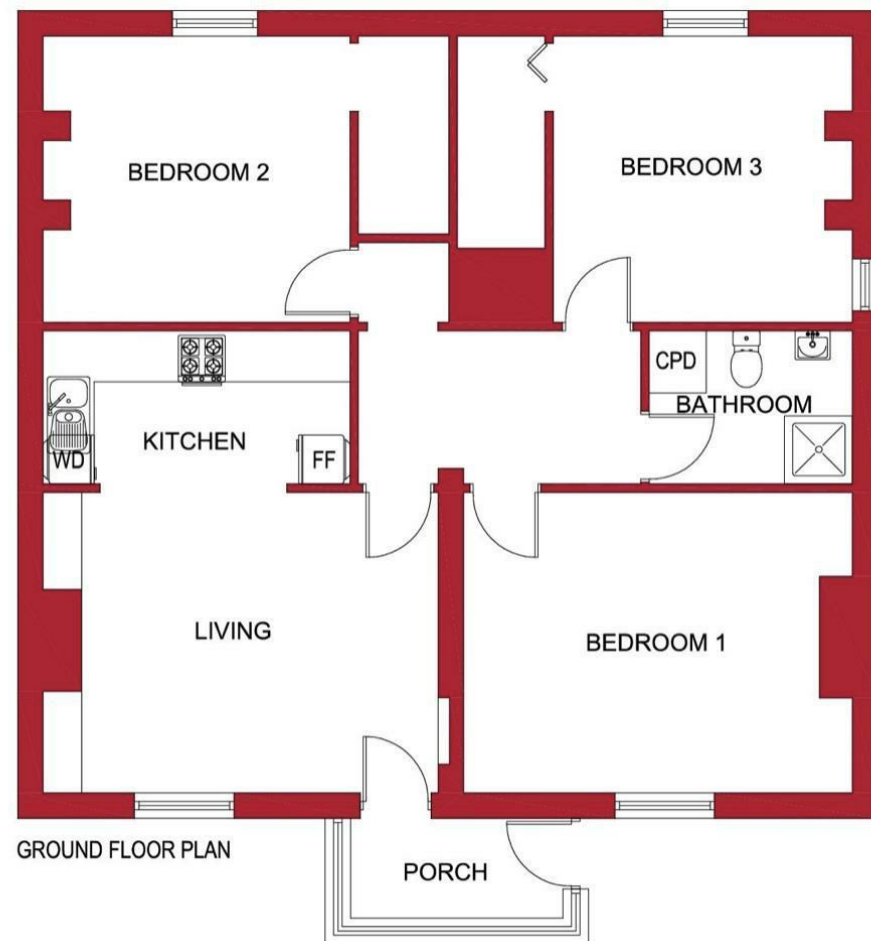
### Viewings

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>		70	79
(55-68) <b>D</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	



### Flat 5 61-63 Clarkehouse Road, Sheffield, S10 2LG

£1,339 Per month

- Student: £103 per person per week
- Bills included option available at £133 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Driveway to the rear for off road parking
- (No small bedroom) Three very good sized bedrooms
- Situated extremely close to the University of Sheffield Student Union
- Available for a group of 3
- Perfectly placed for The University of Sheffield
- Close to an abundance of local amenities
- EPC Grade D

# Flat 5 61-63 Clarkehouse Road, Sheffield S10 2LG

\*\*\* STUDENT \*\*\* £103 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £133 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 3 \*\*\* OFF ROAD PARKING \*\*\*  
A WELL LOCATED, THREE BEDROOM APARTMENT situated extremely close to BAR ONE and THE STUDENT UNION. Ideal for STUDENTS studying at BOTH SHEFFIELD UNIVERSITIES and close to an abundance of local amenities.  
In brief the accommodation comprises: open plan lounge / kitchen, three good size bedrooms (no smaller bedroom) and a shower room / WC. There is a driveway to the rear of the property.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.



Council Tax Band: A

