



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

**Vendors Comments**  
 Add text here

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	78
(55-68) <b>D</b>	
(39-54) <b>E</b>	40
(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 2 10 Denby Street, Sheffield, Yorkshire, S2 4QH

£1,057 Per month

- Student: £84 per person per week
- Available 1st July 2026
- Well presented two bedroom apartment
- City centre location
- Viewing highly recommended
- Bills included option available at £122 per person per week
- Spacious accommodation
- Modern kitchen and bathroom
- Ideally located for both universities
- EPC Grade E

## Flat 2 10 Denby Street, Sheffield S2 4QH

\*\*\* STUDENT \*\*\* £84ppw \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £122ppw (Includes energy, fibre internet and water bills) \*\*\*

\*\*\* FURNISHED \*\*\* STUNNING MODERN KITCHEN AND BATHROOM \*\*\*

This truly magnificent, two bedroom ground floor apartment truly needs to be viewed to be fully appreciated. Occupying an excellent position on the edge of Sheffield City Centre and conveniently located for an abundance of local amenities.

Furnished with high quality furniture, built in wardrobes and integrated appliances.

An internal inspection is highly recommended to appreciate the standard of accommodation on offer!

EPC Grade E.



Council Tax Band: B

