



### 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>		61	74
(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	



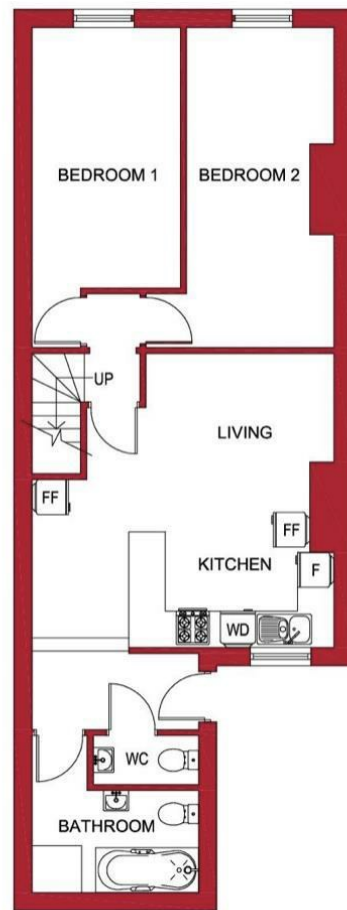
Tel: 0114 483 0038  
E-mail: sales@jc-salesandlettings.com  
Website: www.jc-salesandlettings.com



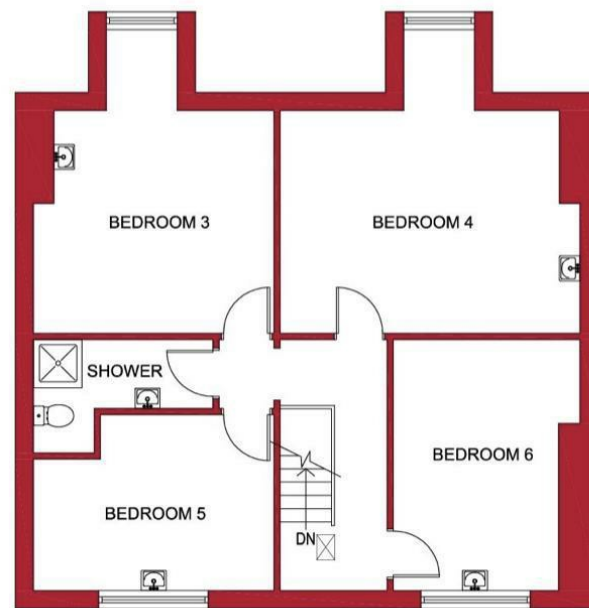
## 296A Ecclesall Road, Sheffield, S11 8PE

£67 Per week

- Student: £67 per person per week
- Bills included option available at £89 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Situated on Ecclesall Road
- Available for a group of 5 or 6
- Excellent location, close to an abundance of local amenities
- Well situated for Sheffield Hallam University
- Modern facilities throughout
- Early viewing highly recommended to avoid disappointment
- EPC Grade D



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# 296A Ecclesall Road, Sheffield S11 8PE

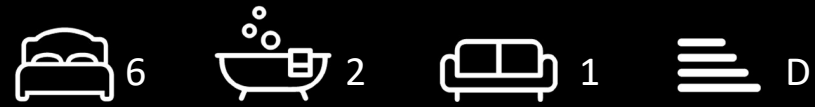
\*\*\* STUDENT \*\*\* £67 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £89 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 5 or 6 \*\*\*

A VERY WELL LOCATED, six bedroom TOP FLOOR APARTMENT with ACCOMMODATION OVER TWO FLOORS. Ideal for STUDENTS studying at SHEFFIELD HALLAM UNIVERSITY and close to an abundance of local amenities. Situated in the HIGHLY SOUGHT AFTER location of ECCLESALL ROAD.

In brief the accommodation comprises: open plan lounge / kitchen, two double bedrooms, bathroom and separate WC to the first floor. There are four double bedrooms and a shower room/WC to the second floor.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: B

