



### 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>		
(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	



102 Sydney Road, Sheffield, S6 3GH

£1,716 Per month

- £99 per person per week
- Oak flooring throughout
- Recently decorated and carpeted
- Available from 1st July 2026
- All rooms fully furnished
- Bills included option available at £125 per person per week
- Very modern kitchen and bathroom
- Students or professional sharers welcome
- Very close to Crookes Valley Park and The University of Sheffield
- Early viewing is highly recommended



TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.2 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2015



# 102 Sydney Road, Sheffield S6 3GH

\*\*\* STUDENT / PROFESSIONAL SHARERS \*\*\* £99ppw \*\*\* INTERNET INCLUDED IN THE RENT \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £125ppw (Includes gas, electricity, TV licence and water bills)  
\*\*\* EXTREMELY CLOSE TO CROOKES VALLEY PARK \*\*\* AVAILABLE FOR A GROUP OF 4 \*\*\*  
A LARGER THAN AVERAGE four bedroom mid terrace property, located conveniently for THE UNIVERSITY OF SHEFFIELD.  
Close to an abundance of local amenities and situated very close to Crookes Valley Park.  
Oak flooring throughout, kitchen / dining room with American fridge-freezer, double walk-in shower, new carpets and freshly painted with new garden done in 2024.  
In brief the accommodation comprises: entrance hall, living room, separate kitchen, large ground floor double bedroom, two first floor double bedrooms, bathroom/WC and a large attic double bedroom. Garden to the rear.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.

 4

 1

 1

 D

Council Tax Band: A

