



**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) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 55                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



**89 Peveril Road, Sheffield, S11 7AQ**

**£1,261 Per month**

- Student: £97 per person per week
- Bills included option available at £127 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Ideal for students at Sheffield Hallam University
- Very close to Endcliffe Park
- Available for a group of 3
- Three good size bedrooms
- Very close to Ecclesall Road
- Early viewing highly recommended to avoid disappointment
- EPC Grade D

# 89 Peveril Road, Sheffield S11 7AQ

\*\*\* STUDENT \*\*\* £97ppw \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £127ppw (Includes gas, electricity, fibre internet, TV licence and water bills) \*\*\* EXTREMELY CLOSE TO ENDLIFFE PARK \*\*\* AVAILABLE FOR A GROUP OF 3 \*\*\*

A LARGER THAN AVERAGE three bedroom mid terrace property, located conveniently for SHEFFIELD HALLAM UNIVERSITY. Close to an abundance of local amenities on ECCLESALL ROAD and situated very close to Endcliffe Park.

In brief the accommodation comprises: entrance hall, living room, separate kitchen, large ground floor double bedroom, first floor double bedroom, bathroom/WC, additional study/office room and a large attic double bedroom. Garden to the rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: B

