

### Viewings

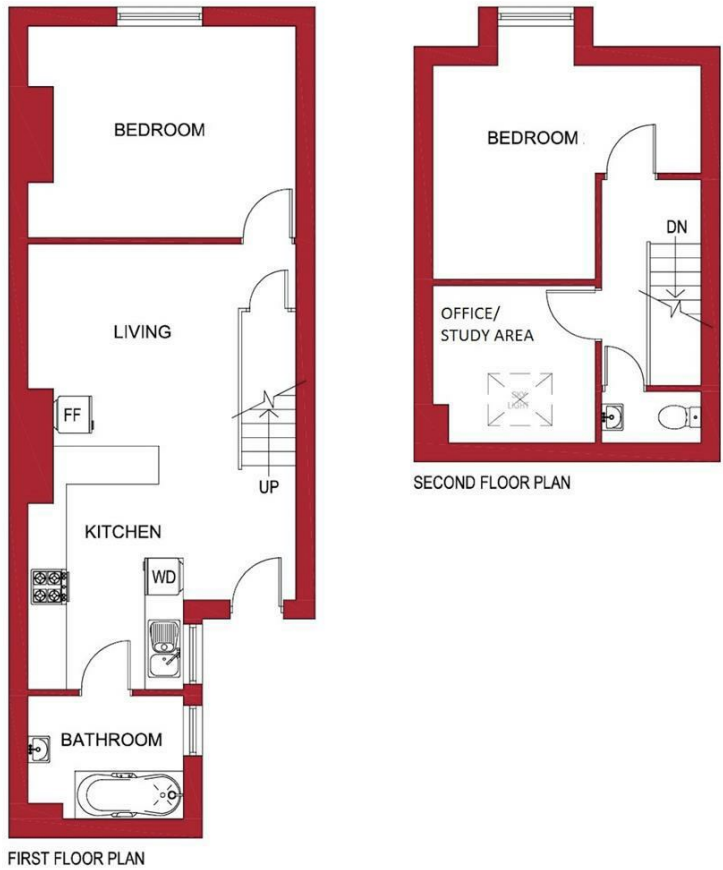
Viewings by arrangement only.  
Call 0114 2666300 to make an appointment.

### 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>	56	67
(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	

417A Ecclesall Road S11 8PG



417A Ecclesall Road, Sheffield, S11 8PG

£150 Per week

- Student: £150 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Available for a group of 2
- Well situated for Sheffield Hallam University
- Early viewing highly recommended to avoid disappointment
- Bills included option available at £188 per person per week
- Situated on Ecclesall Road
- Large open plan dining kitchen
- Available from 1st July 2026
- Additional office / study room



## 417A Ecclesall Road, Sheffield S11 8PG

\*\*\* STUDENT \*\*\* £150 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £188 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 2 \*\*\*

A VERY WELL LOCATED, three 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: living room/kitchen, bathroom/WC, two bedrooms, additional office / study room and a bathroom/WC.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: A

