

### Viewings

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

### Vendors Comments

Add text here

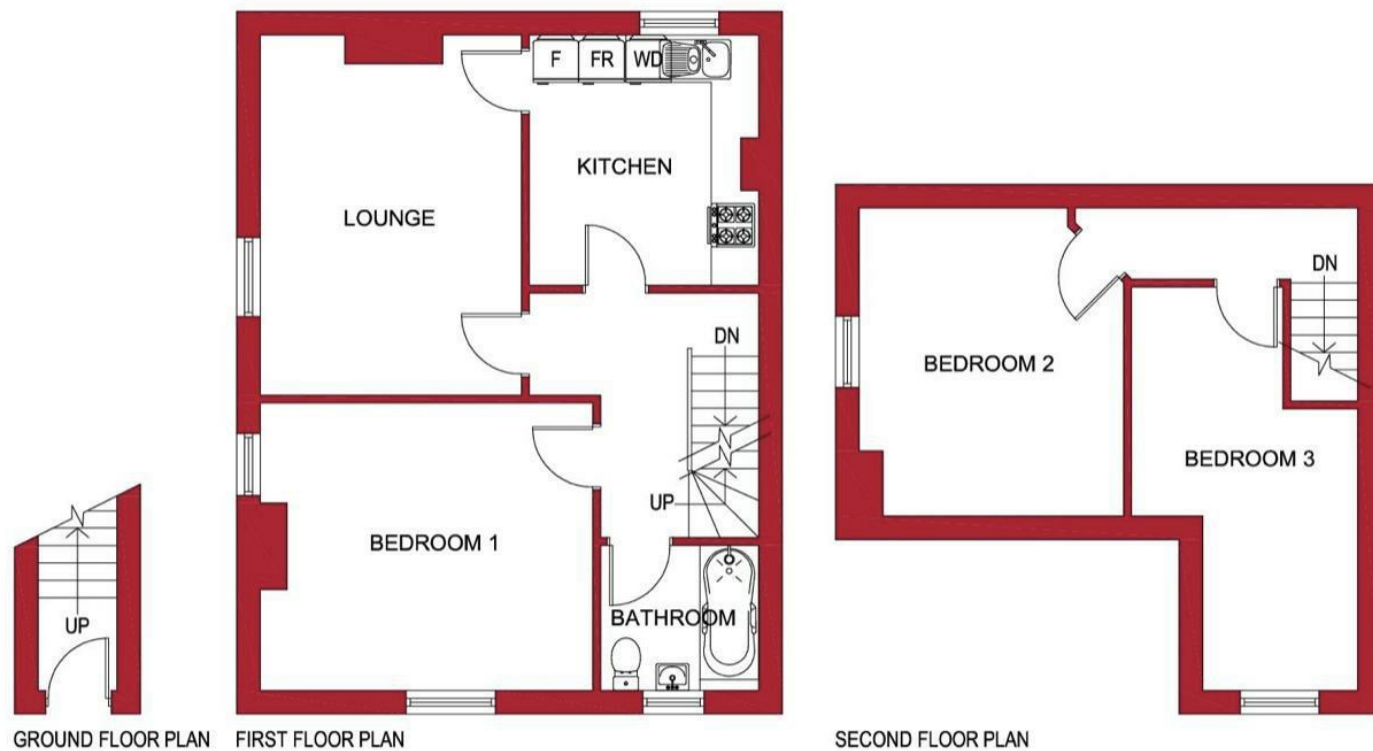
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

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E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



## 504A Ecclesall Road, Sheffield, S11 8PY

£1,240 Per month

- Student: £95 per person per week
- Bills included option available at £121 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 3
- Excellent location, close to an abundance of local amenities
- Well situated for Sheffield Hallam University
- Separate lounge and kitchen
- Early viewing highly recommended to avoid disappointment
- EPC Grade D

## 504A Ecclesall Road, Sheffield S11 8PY

\*\*\* STUDENT \*\*\* £95 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £125 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 3 \*\*\*

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: lounge, separate kitchen, large double bedroom and bathroom/WC to the first floor.

There are two large double bedrooms to the second floor.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: B

