



### 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			83
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

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



Flat 4 10 Denby Street, Sheffield, Yorkshire, S2 4QH

£1,300 Per month

- £93 per person per week including bills
- Available 1st July 2025
- Modern kitchen and bathrooms
- Ideally located for both universities
- EPC Grade E
- Utility bills and internet included
- Spacious accommodation
- City centre location
- Viewing highly recommended

## Flat 4 10 Denby Street, Sheffield S2 4QH

\*\*\* UTILITY BILLS AND INTERNET INCLUDED \*\*\* FURNISHED \*\*\* STUNNING MODERN KITCHEN AND BATHROOM \*\*\*  
\*\*\* AVAILABLE FROM 1ST JULY 2025 \*\*\*

This truly magnificent, three bedroom apartment truly needs to be viewed to be fully appreciated. Occupying an excellent position on the edge of Sheffield City Centre and conveniently located for an abundance of local amenities.

Furnished with high quality furniture, built in wardrobes and integrated appliances.

An internal inspection is highly recommended to appreciate the standard of accommodation on offer!

EPC Grade E.



Council Tax Band: B

