

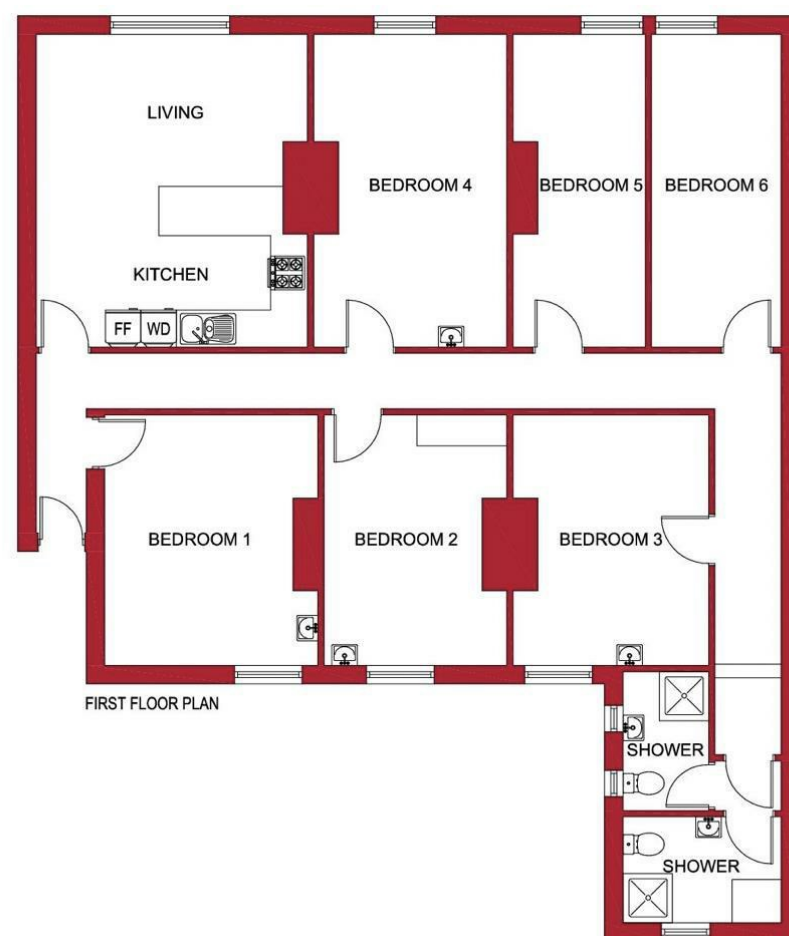
### Viewings

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	



**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)



### Room 2, 294a Ecclesall Road, Sheffield, S11 8PE

£502 Per month

- £125 per week to include all bills
- Large double room available
- Two bathrooms
- Close to an abundance of local amenities
- EPC Grade C
- STUDENT property available from 1st July 2025
- Shared six bedroom property
- Excellent location on Ecclesall Road
- Ideal for students studying at Sheffield Hallam University



# Room 2, 294a Ecclesall Road, Sheffield S11 8PE

\*\*\* STUDENT \*\*\* £125 PER WEEK, TO INCLUDE ALL BILLS \*\*\*  
LARGE DOUBLE BEDROOM in a SHARED, six bedroom property available to STUDENTS, with TWO BATHROOMS.  
A VERY WELL LOCATED, six bedroom APARTMENT close to an abundance of local amenities and situated in the HIGHLY SOUGHT AFTER location off ECCLESALL ROAD.  
In brief the accommodation comprises: open plan lounge / kitchen, large double bedroom and two bathrooms. An early viewing is highly recommended to avoid disappointment! EPC Grade C.

 1  2  1  C

Council Tax Band: A

