



### 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			86
(69-80) C			
(55-68) D		59	
(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**

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



## 28 Spooner Road, Sheffield, S10 5BN

£1,235 Per month

- Sharers: £99 per person per week
- Bills included option available at £125 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Stunning, four bedroom terraced property
- Excellent location in Broomhill
- Close to an abundance of local amenities
- Ideal for students studying at The University of Sheffield
- Viewing highly recommended
- EPC Grade D

# 28 Spooner Road, Sheffield S10 5BN

\*\*\* STUDENT or PROFESSIONAL SHARERS \*\*\*  
\*\*\* £99 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 4 \*\*\*  
A TRULY STUNNING, four bedroom mid terrace property located extremely close to BROOMHILL.  
Ideal for STUDENTS studying at THE UNIVERSITY OF SHEFFIELD and close to an abundance of local amenities.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.



Council Tax Band: A

