



### Viewings

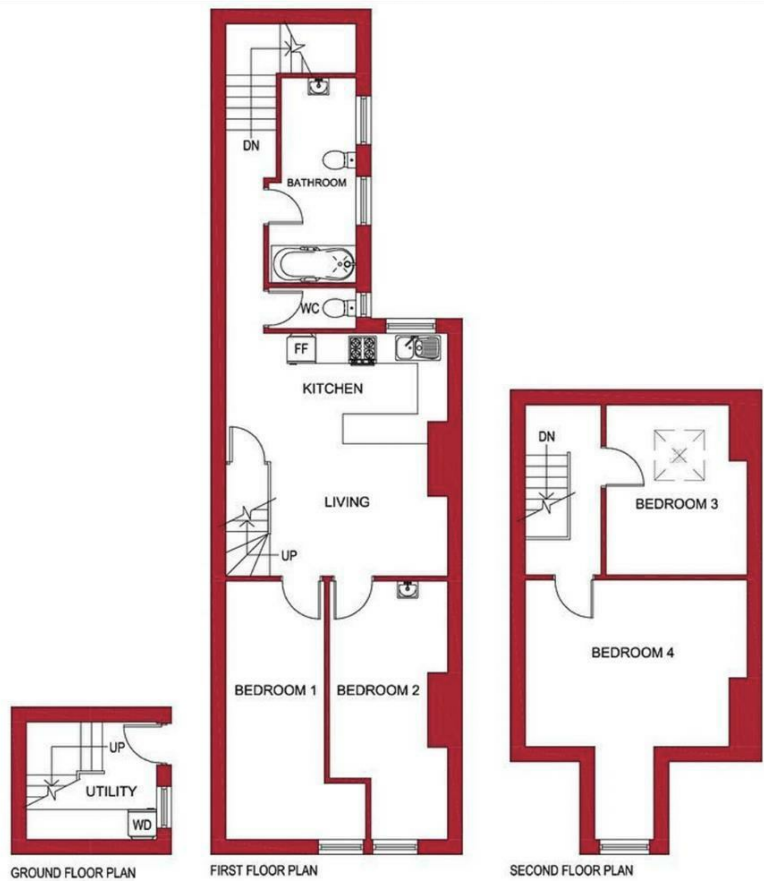
Viewings by arrangement only.  
Call 0114 2666300 to make  
an appointment.

### Vendors Comments

Add text here

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92 plus)                                 |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 63      | 75        |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

271A Ecclesall Road 8NX



271A Ecclesall Road, Sheffield, S11 8NX

£1,214 Per month

- Student: £70 per person per week
- Bills included option available at £96 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 2, 3 or 4
- Excellent location, close to an abundance of local amenities
- Well situated for Sheffield Hallam University
- Modern facilities throughout
- Early viewing highly recommended to avoid disappointment
- EPC Grade D



Tel: 0114 483 0038  
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# 271A Ecclesall Road, Sheffield S11 8NX

\*\*\* STUDENT \*\*\* £70 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £96 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\*  
AVAILABLE FOR A GROUP OF 2, 3 or 4 \*\*\*

A VERY WELL LOCATED, four 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: utility room to the ground floor with stairs to the first floor level, open plan lounge / kitchen, two double bedrooms, bathroom and separate WC to the first floor. There are two double bedrooms to the second floor.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.



Council Tax Band: A

