



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	84
England & Wales		EU Directive 2002/91/EC	



89 Ranby Road, Sheffield, S11 7AN

£1,560 Per month

- Student: £90 per person per week
- Bills included option available at £116 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Ideal for students at Sheffield Hallam University
- Very close to Endcliffe Park
- Available for a group of 4
- Four good size bedrooms
- Very close to Ecclesall Road
- Early viewing highly recommended to avoid disappointment
- EPC Grade D

89 Ranby Road, Sheffield S11 7AN

*** STUDENT *** £90ppw *** BILLS INCLUDED OPTION AVAILABLE AT £116ppw (Includes gas, electricity, fibre internet, TV licence and water bills) ***

***EXTREMELY CLOSE TO ENDLIFFE PARK ***

***AVAILABLE FOR A GROUP OF 4 ***

A LARGER THAN AVERAGE four bedroom mid terrace property, located conveniently for SHEFFIELD HALLAM UNIVERSITY.

Close to an abundance of local amenities on ECCLESALL ROAD and situated very close to Endcliffe Park.

In brief the accommodation comprises: entrance hall, living room, separate kitchen, large ground floor double bedroom, two first floor double bedrooms, bathroom/WC and a very large attic double bedroom. Garden to the rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: B

