

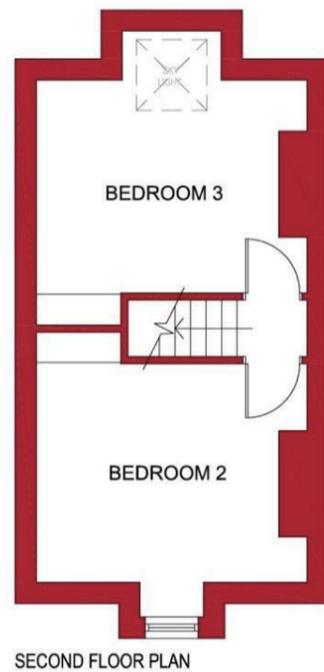
### Viewings

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>			74
(55-68) <b>D</b>		58	
(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**

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



81A Junction Road, Sheffield, S11 8XA

£1,040 Per month

- Student: £127 per person per week
- Bills included option available at £165 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
- Two good size bedrooms and two reception rooms
- Close to an abundance of local amenities
- Well situated for Sheffield Hallam University
- Early viewing highly recommended to avoid disappointment
- EPC Grade D

# 81A Junction Road, Sheffield S11 8XA

\*\*\* STUDENT \*\*\* £127 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £165 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 2 \*\*\*  
A VERY WELL LOCATED, two bedroom TOP FLOOR APARTMENT with ACCOMMODATION OVER TWO FLOORS and TWO RECEPTION ROOMS. 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: open plan living room / kitchen, living room and shower room / WC to the first floor. To the second floor there are two double bedrooms.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.



Council Tax Band: A

