



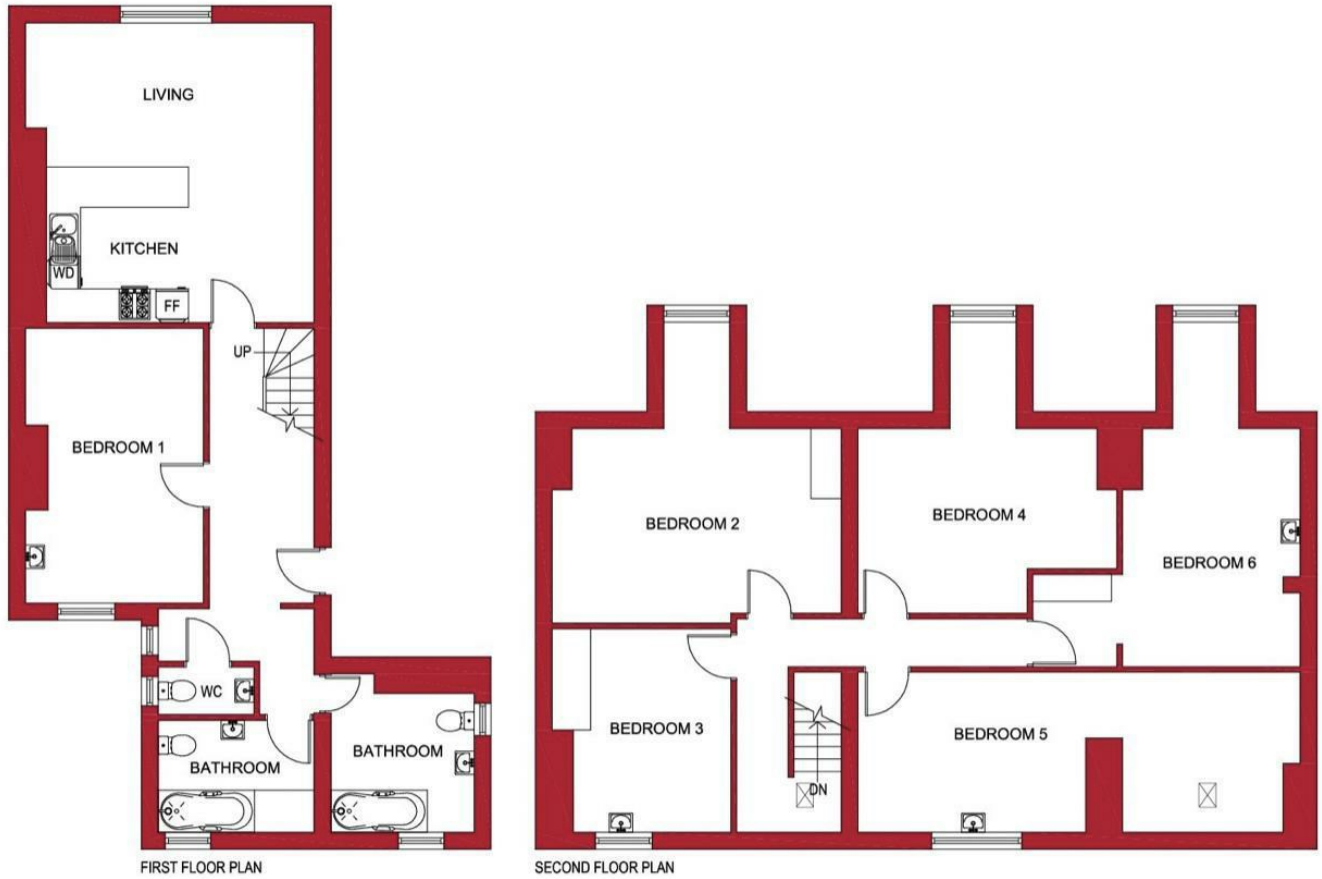
### Viewings

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	71
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



### Room 1, 288A Ecclesall Road, Sheffield, S11 8PE

£450 Per month

- Large double bedroom in a six bedroom shared apartment
- Available for single occupants only
- Very highly sought after location on Ecclesall Road
- Well presented throughout
- EPC Grade D
- Two bathrooms
- Professional sharer property
- Close to an abundance of local amenities and public transport links
- Early viewing highly recommended to avoid disappointment



## Room 1, 288A Ecclesall Road, Sheffield S11 8PE

LARGE DOUBLE BEDROOM in a SHARED, six bedroom property available to PROFESSIONALS with TWO BATHROOMS. A VERY WELL LOCATED, six bedroom TOP FLOOR APARTMENT with ACCOMMODATION OVER TWO FLOORS. Close to an abundance of local amenities and situated in the HIGHLY SOUGHT AFTER location of ECCLESALL ROAD. In brief the accommodation comprises: open plan lounge / kitchen, large double bedroom. two bathrooms and an addition separate WC to the first floor. There are five large double bedrooms to the second floor. An early viewing is highly recommended to avoid disappointment! EPC Grade D.



Council Tax Band: A

