



**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>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(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	



**13 Warwick Street, Sheffield, S10 1LX**

**£85 Per week**

- Student or professional sharers welcome
- Bills included option available at £119 per person per week
- Truly stunning four-bedroom mid terrace
- Unrestricted on-street parking
- Ideal for University of Sheffield students
- £93 per person, per week
- Available for groups of 3-4
- Highly sought-after Crookes location
- Modern kitchen and bathroom
- Early viewing highly recommended

# 13 Warwick Street, Sheffield S10 1LX

\*\*\* STUDENT or PROFESSIONAL SHARERS \*\*\*  
\*\*\* £93 PER PERSON PER WEEK \*\*\*  
\*\*\* BILLS INCLUDED OPTION AVAILABLE AT £119 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\*  
\*\*\* AVAILABLE FOR A GROUP OF 3 or 4 \*\*\*  
A TRULY STUNNING, four bedroom mid terrace property located in the HIGHLY SOUGHT AFTER location of CROOKES with UNRESTRICTED ON STREET PARKING on this road and surrounding roads.  
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

