



**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			70
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**5 Hoole Road, Sheffield, S10 5BH**

**£2,756 Per month**

- Student: £106 per person per week
- Bills included option available at £128 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Situated in the heart of Broomhill
- Available for a group of 6
- Excellent location, close to an abundance of local amenities
- Well situated for The University of Sheffield
- Six large double bedrooms
- Early viewing highly recommended to avoid disappointment
- EPC Grade E

# 5 Hoole Road, Sheffield S10 5BH

\*\*\* STUDENT \*\*\* £106 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £128 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 6 \*\*\*

A TRULY STUNNING, six bedroom mid terrace property located extremely close to BROOMHILL. Ideal for STUDENTS studying at THE UNIVERSITY OF SHEFFIELD and close to an abundance of local amenities.

In brief the accommodation comprises: large entrance hall, living room, separate kitchen, one large ground floor double bedroom, three double bedrooms to the first floor, bathroom/WC, two large double bedrooms to the second floor and a shower room/WC. Yard to the rear of the property.

An early viewing is highly recommended to avoid disappointment!

EPC Grade E.



Council Tax Band: C

