

### Viewings

Viewings by arrangement only.  
Call 0114 2666300 to make an appointment.

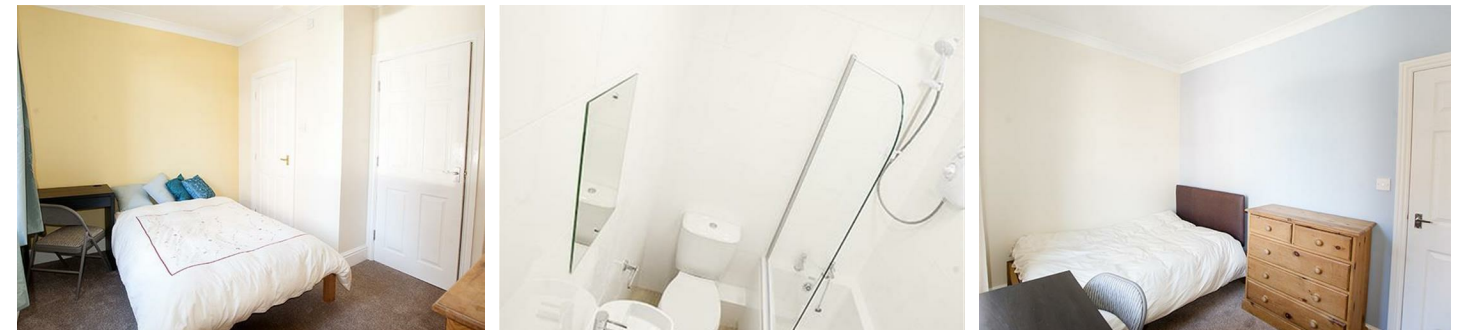
### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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



18 Berresford Road, Sheffield, S11 8XW

£1,127 Per month

- Student or professional sharers
- £87 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Excellent location, close to an abundance of local amenities
- Early viewing highly recommended
- Available for a group of 2 or 3 sharers
- Bills included option available at £117 per person per week
- Ideal for students studying at Sheffield Hallam University
- Very close to Ecclesall Road & Sharrow Vale shops
- EPC Grade D

## 18 Berresford Road, Sheffield S11 8XW

\*\*\* STUDENT OR PROFESSIONAL SHARERS \*\*\*

\*\*\* £87 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £117 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 3 \*\*\*

AN ATTRACTIVELY PRICED and IMMACULATELY PRESENTED, three bedroom end terrace property with, located just off ECCLESALL ROAD and close to an abundance of local amenities in SHARROW VALE.

Ideal for STUDENTS studying at SHEFFIELD HALLAM UNIVERSITY.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



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D

Council Tax Band: A