



### 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>			
(55-68) <b>D</b>		70	74
(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	



## Upper flat, 55 Cowlshaw Road, Sheffield, S11 8XE

£1,084 Per month

- Student or professional sharers welcome
- Bills included option at £119 per person
- Available now for a group of three
- Located just off Ecclesall Road
- Close to shops, bars and local amenities
- £89 per person, per week
- Gas, electricity, water and fibre internet included in bills inclusive package
- Attractive three bedroom duplex apartment
- Ideal for Sheffield Hallam University students
- EPC Grade C

# Upper flat, 55 Cowlshaw Road, Sheffield S11 8XE

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

£89 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 \*\*\*

AN ATTRACTIVELY PRICED, three bedroom DUPLEX APARTMENT, located just off ECCLESALL ROAD. Ideal for STUDENTS studying at SHEFFIELD HALLAM UNIVERSITY or PROFESSIONAL SHARERS and close to an abundance of local amenities.

An early viewing is highly recommended to avoid disappointment!  
EPC Grade C.



Council Tax Band: A

