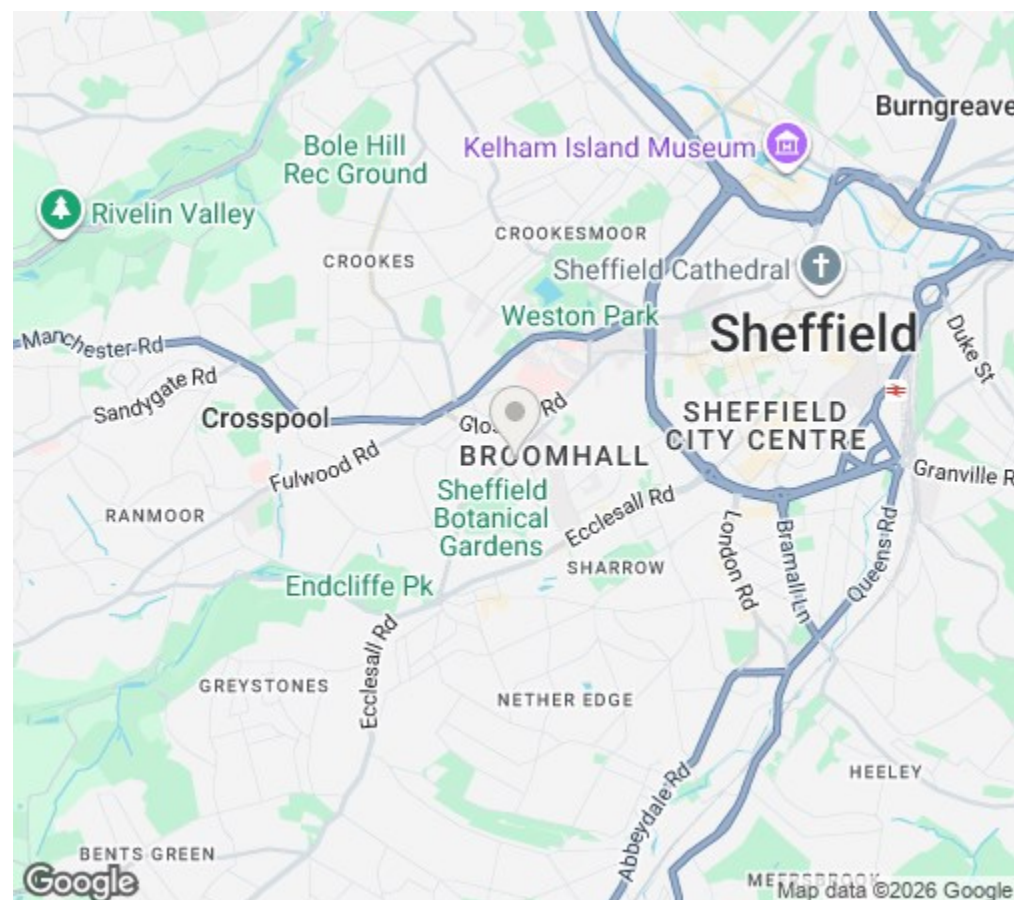




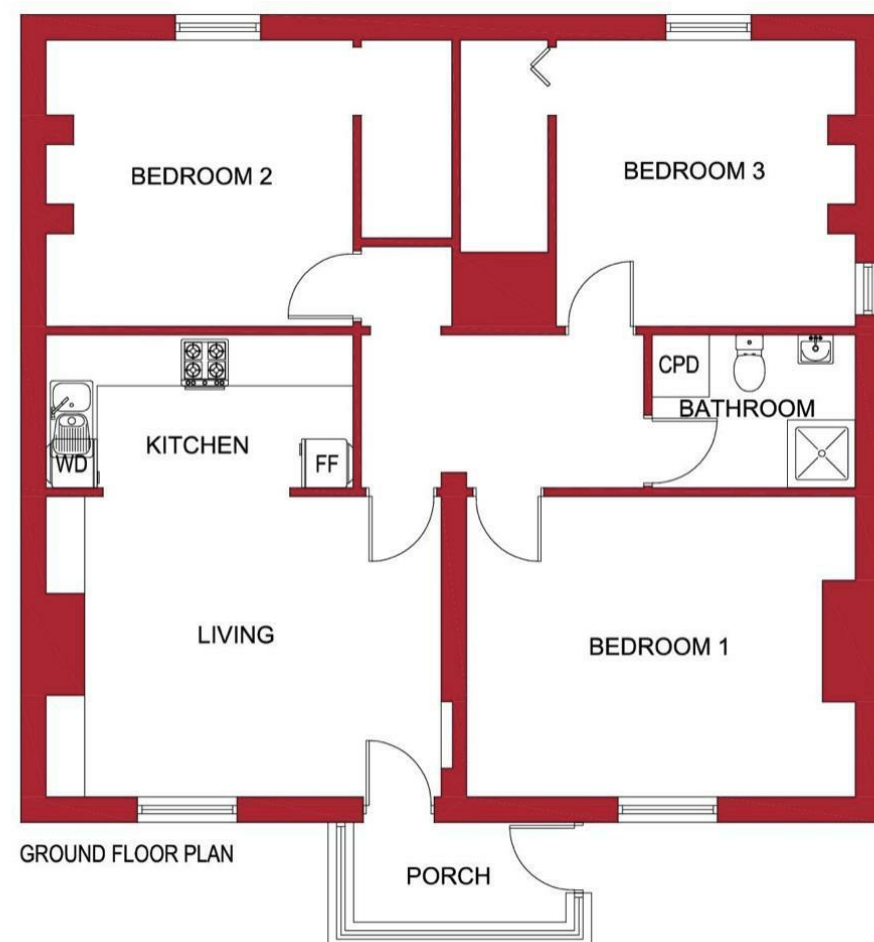
### Viewings

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>                            |                         |           |
| (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 |           |



**JC SALES & LETTINGS**

Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



**Flat 5 61-63 Clarkehouse Road, Sheffield, S10 2LG**

**£105 Per week**

- Student: £105 per person per week
- Bills included option includes gas, electricity, fibre internet, contents insurance and water
- (No small bedroom) Three very good sized bedrooms
- Available for a group of 3
- Close to an abundance of local amenities
- Bills included option available at £136 per person per week
- Driveway to the rear for off road parking
- Situated extremely close to the University of Sheffield Student Union
- Perfectly placed for The University of Sheffield
- EPC Grade D

# Flat 5 61-63 Clarkehouse Road, Sheffield S10 2LG

\*\*\* STUDENT \*\*\* £105 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £136 PER PERSON PER WEEK (Includes: gas, electricity, fibre internet, water and contents insurance) \*\*\* AVAILABLE FOR A GROUP OF 3 \*\*\*  
\*\*\* OFF ROAD PARKING \*\*\*  
A WELL LOCATED, THREE BEDROOM APARTMENT situated extremely close to BAR ONE and THE STUDENT UNION. Ideal for STUDENTS studying at BOTH SHEFFIELD UNIVERSITIES and close to an abundance of local amenities.  
In brief the accommodation comprises: open plan lounge / kitchen, three good size bedrooms (no smaller bedroom) and a shower room / WC. There is a driveway to the rear of the property.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.

 3

 1

 1

 C

Council Tax Band: A

