



### 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>		76	81
(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	



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



## Flat 2 12 Denby Street, Sheffield, Yorkshire, S2 4QH

£1,906 Per month

- Student: £84 per person per week
- Bills included option includes energy, fibre internet and water bills
- Fitted wardrobes and integrated appliances
- Excellent city centre location
- Viewing highly recommended
- Bills included option available at £110 per person per week
- Furnished with high quality furniture
- Stunning modern kitchen and bathroom
- Situated conveniently for both Sheffield Universities
- EPC Grade C

# Flat 2 12 Denby Street, Sheffield S2 4QH

\*\*\* STUDENT \*\*\* £84ppw \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £110ppw (Includes energy, fibre internet and water bills) \*\*\*

\*\*\* FURNISHED \*\*\* STUNNING MODERN KITCHEN AND BATHROOM \*\*\* AVAILABLE 1ST JULY 2026 \*\*\*

This truly magnificent, four bedroom apartment truly needs to be viewed to be fully appreciated. Occupying an excellent position on the edge of Sheffield City Centre and conveniently located for an abundance of local amenities.

Furnished with high quality furniture, built in wardrobes and integrated appliances.

An internal inspection is highly recommended to appreciate the standard of accommodation on offer!

EPC Grade C.



Council Tax Band: C

