



## 303a Ecclesall Road, Sheffield S11 8NX £1,300 Per Calendar Month

Sharers / Student accommodation - Furnished 3 bedroomed flat with large balcony situated opposite M&S on Ecclesall Road and above Wizard Guitars. Close to local bars, restaurants, parks and public transport and benefitting from double glazing and central heating.

Hall

Entrance door with stairs leading up to first floor living room, Open plan living room 5.03m (16'6") x 4.93m (16'2") max with leather sofas and flat screen TV and coffee table and storage cupboard. Kitchen Area 3.00m (9'10") x 2.76m (9'1") Fitted with a matching range of base wall units, stainless steel sink, electric oven, hob, extractor, microwave, washer dryer, dishwasher and tall fridge freezer.

Glazed door to large rear facing paved terrace area.

Shower Room - Fitted with three piece suite comprising of large shower enclosure with electric shower, vanity wash hand basin with cupboard below, mirrored wall cabinet, low level WC, heated towel rail and ceiling spot lights.

Bedroom 1 3.75m (12'4") x 3.58m (11'9") - Front facing room with double bed, Ikea wardrobe, chest of drawers, desk, chair, bedside cabinet and blackout blind to window.

Second Floor

Landing, Doors leading to bedrooms.

Bedroom 2 3.85m (12'8") x 3.50m (11'6") - Rear facing bedroom with double bed, Ikea wardrobe, chest of drawers, desk, chair, bedside cabinet and blackout blind to window.

Bedroom 3 3.66m (12') max x 3.58m (11'9") - Front facing bedroom with double bed, Ikea wardrobe, chest of drawers, desk, chair, bedside cabinet and blackout blind to window.

Energy Efficiency Rating E

Council Tax Band: A



This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

Energy Efficiency Rating	Current		Potential																	
Very energy efficient - lower running costs	<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> <tr> <td style="text-align: center;">(92 plus) <b>A</b></td> <td style="text-align: center;">(81-91) <b>B</b></td> <td style="text-align: center;">(69-80) <b>C</b></td> <td style="text-align: center;">(55-68) <b>D</b></td> </tr> <tr> <td style="text-align: center;">(49-68) <b>E</b></td> <td style="text-align: center;">(39-54) <b>F</b></td> <td style="text-align: center;">(21-38) <b>G</b></td> <td style="text-align: center;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="4" style="font-size: x-small; text-align: center;">Not energy efficient - higher running costs</td> </tr> </table>								(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(49-68) <b>E</b>	(39-54) <b>F</b>	(21-38) <b>G</b>	(1-20) <b>G</b>	Not energy efficient - higher running costs			
(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>																	
(49-68) <b>E</b>	(39-54) <b>F</b>	(21-38) <b>G</b>	(1-20) <b>G</b>																	
Not energy efficient - higher running costs																				
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	46	64																	

  

Environmental Impact (CO <sub>2</sub> ) Rating	Current		Potential																	
Very environmentally friendly - lower CO <sub>2</sub> emissions	<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> <tr> <td style="text-align: center;">(92 plus) <b>A</b></td> <td style="text-align: center;">(81-91) <b>B</b></td> <td style="text-align: center;">(69-80) <b>C</b></td> <td style="text-align: center;">(55-68) <b>D</b></td> </tr> <tr> <td style="text-align: center;">(49-68) <b>E</b></td> <td style="text-align: center;">(39-54) <b>F</b></td> <td style="text-align: center;">(21-38) <b>G</b></td> <td style="text-align: center;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="4" style="font-size: x-small; text-align: center;">Not environmentally friendly - higher CO<sub>2</sub> emissions</td> </tr> </table>								(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(49-68) <b>E</b>	(39-54) <b>F</b>	(21-38) <b>G</b>	(1-20) <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions			
(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>																	
(49-68) <b>E</b>	(39-54) <b>F</b>	(21-38) <b>G</b>	(1-20) <b>G</b>																	
Not environmentally friendly - higher CO <sub>2</sub> emissions																				
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	64	64																	

Banner Cross  
Hathersage  
Bakewell  
Matlock  
www.saxtonmee.co.uk

949-951 Ecclesall Road, Sheffield S11 8TN  
3 Bank View, Main Road, Hathersage S32 1BB  
Matlock Street, Bakewell DE45 1EE  
27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241  
T: 01433 650009  
T: 01629 815307  
T: 01629 828250

E: bannercross@saxtonmee.co.uk  
E: hathersage@saxtonmee.co.uk  
E: bakewell@saxtonmee.co.uk  
E: matlock@saxtonmee.co.uk