



## Directions

## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	81
EU Directive 2002/91/EC		

**JC SALES  
& LETTINGS**

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Flat 5 12 Denby Street, Sheffield, Yorkshire, S2 4QH

£85 Per week

- £85 per person per week including bills
- Utility bills and internet included in the rent
- Spacious accommodation
- City centre location
- Viewing highly recommended
- Available for a group of 4 sharers
- Available from 1st July 2025
- Very modern kitchen and bathroom
- Ideal location for both Sheffield Universities
- EPC Grade C



## Flat 5 12 Denby Street, Sheffield S2 4QH

\*\*\* £85 PER PERSON PER WEEK INCLUDING BILLS \*\*\* UTILITY BILLS AND INTERNET INCLUDED \*\*\* FURNISHED \*\*\*  
STUNNING MODERN KITCHEN AND BATHROOM \*\*\* AVAILABLE FROM 1ST JULY 2025 \*\*\*

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

