



### Directions

To drive from Sheffield City Centre to S17 4PX, start by heading south on Arundel Gate, continuing onto Eyre Street and then Bramall Lane. Follow signs to merge onto Abbeydale Road (A621) and stay on it for several miles, passing through Millhouses. When you reach the junction with Twentywell Lane, turn right and continue up the hill, passing Dore & Totley railway station. Finally, turn left onto Twentywell View, where you'll find the destination at S17.

### Viewings

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

### EPC Rating

C

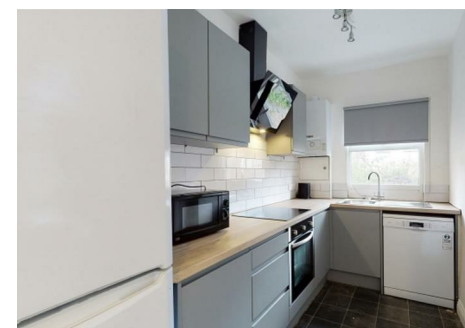
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

JC SALES & LETTINGS

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451 Shoreham Street, Sheffield, S2 4FB

£93 Per week

- Two modern bathrooms
- Bills included option available at £116 per person per week
- Situated very close to Sheffield City Centre
- Available for a group of 5
- Five good sized bedrooms
- Student: £93 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Perfectly placed for Sheffield Hallam University
- Excellent location, close to an abundance of local amenities
- EPC Grade C

# 451 Shoreham Street, Sheffield S2 4FB

\*\*\* STUDENT \*\*\* £93 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £116 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 5 \*\*\*

A WELL LOCATED, five bedroom mid terrace property with TWO BATHROOMS located very close to Sheffield City Centre. Ideal for STUDENTS studying at SHEFFIELD HALLAM UNIVERSITY and close to an abundance of local amenities. An early viewing is highly recommended to avoid disappointment! EPC Grade E.



Council Tax Band: A

