

#### **Directions**

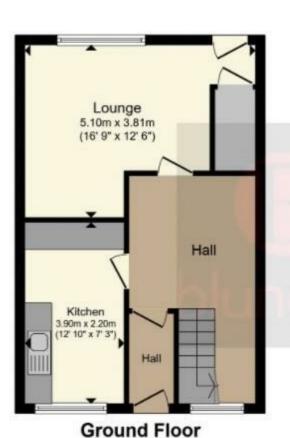
### **Viewings**

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

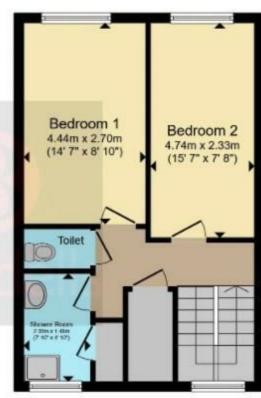
### **EPC Rating**

С

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	88
(69-80) C		(8)	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total floor area 80.7 sq.m. (868 sq.ft.) approx



First Floor



Tel: 0114 483 0038

E-mail: sales@jc-salesandlettings.com Website: www.jc-salesandlettings.com









## 77 Upperthorpe, Sheffield, S6 3NA

### £121 Per week

- Student or profesional sharers
- Available for a group of 2
- Close to an abundance of local amenities
- Situated conveniently for public transport links
- Viewing highly recommended

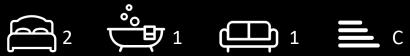
- £121 per person per week
- Bills included option available at £157 per person per week
- · Attractive, enclosed garden to the rear
- Available from 8th August 2025
- EPC Grade C

# 77 Upperthorpe, Sheffield S6 3NA

\*\*\* STUDENT OR PROFESSIONAL SHARERS \*\*\* £121pppw \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £157pppw (Includes gas, electricity, fibre internet, TV licence and water bills) \*\*\* AVAILABLE FOR A GROUP OF 2 \*\*\*

A LARGER THAN AVERAGE two bedroom mid terrace property with ATTRACTIVE GARDEN. Close to an abundance of local amenities and public transport links. In brief the accommodation comprises: large entrance hall, lounge, kitchen, two first floor double bedrooms, shower room and a separate WC. Attractive, enclosed garden to the rear. An early viewing is highly recommended to avoid disappointment! EPC Grade C.









Council Tax Band: A







