



**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) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 67                      |
| (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 |

Tel: 0114 483 0038  
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Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



Flat 3 10 Denby Street, Sheffield, Yorkshire, S2 4QH  
£74 Per week

- Student: £74 per person per week
  - Two bathrooms
  - Modern kitchen and bathrooms
  - Four bedroom apartment
  - Viewing highly recommended
- Bills included option available at £100 per person per week
  - Spacious accommodation
  - Available from 1st July 2026
  - Ideal for both universities
  - EPC Grade D

# Flat 3 10 Denby Street, Sheffield S2 4QH

\*\*\* STUDENT \*\*\* £74pppw \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £100pppw (Includes energy, fibre internet and water bills) \*\*\*

\*\*\* FURNISHED \*\*\* MODERN KITCHEN AND BATHROOM \*\*\*

This well presented, four bedroom, two bathroom 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 D.

 4

 2

 1

 D

Council Tax Band: B

