



**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                                 |         | 89        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 55        |
| (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                     |         |           |



**The studio, To the rear of 6 Harland Road, Sheffield, S11 8NB**

**£196 Per week**

- Student: £196 per week for the whole property
  - Bills included option includes gas, electricity, fibre internet, TV licence and water bills
  - Situated just off Ecclesall Road
  - Available for a single tenant or couple
  - Large double bedroom
- Bills included option available at £262 per week for the whole property
  - Driveway for off road parking
  - Perfectly placed for Sheffield Hallam University
  - Detached, studio apartment
  - EPC Grade D



# To the rear of 6 Harland Road, Sheffield S11 8NB

\*\*\* STUDENT \*\*\* £196 PER WEEK FOR THE WHOLE PROPERTY \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £262 PER WEEK FOR THE WHOLE PROPERTY (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR ONE TENANT OR A COUPLE \*\*\*  
\*\*\* OFF ROAD PARKING \*\*\*  
A WELL LOCATED, STUDIO APARTMENT situated just off ECCLESALL ROAD with ACCOMMODATION OVER TWO FLOORS.  
Ideal for STUDENTS studying at SHEFFIELD HALLAM UNIVERSITY and close to an abundance of local amenities.  
In brief the accommodation comprises: open plan lounge / kitchen and shower room/WC to the ground floor. There is a large double bedroom to the first floor. There is a driveway to the side of the property, providing space for off road parking if required.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.



Council Tax Band: A

