



## Viewings

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

## Vendors Comments

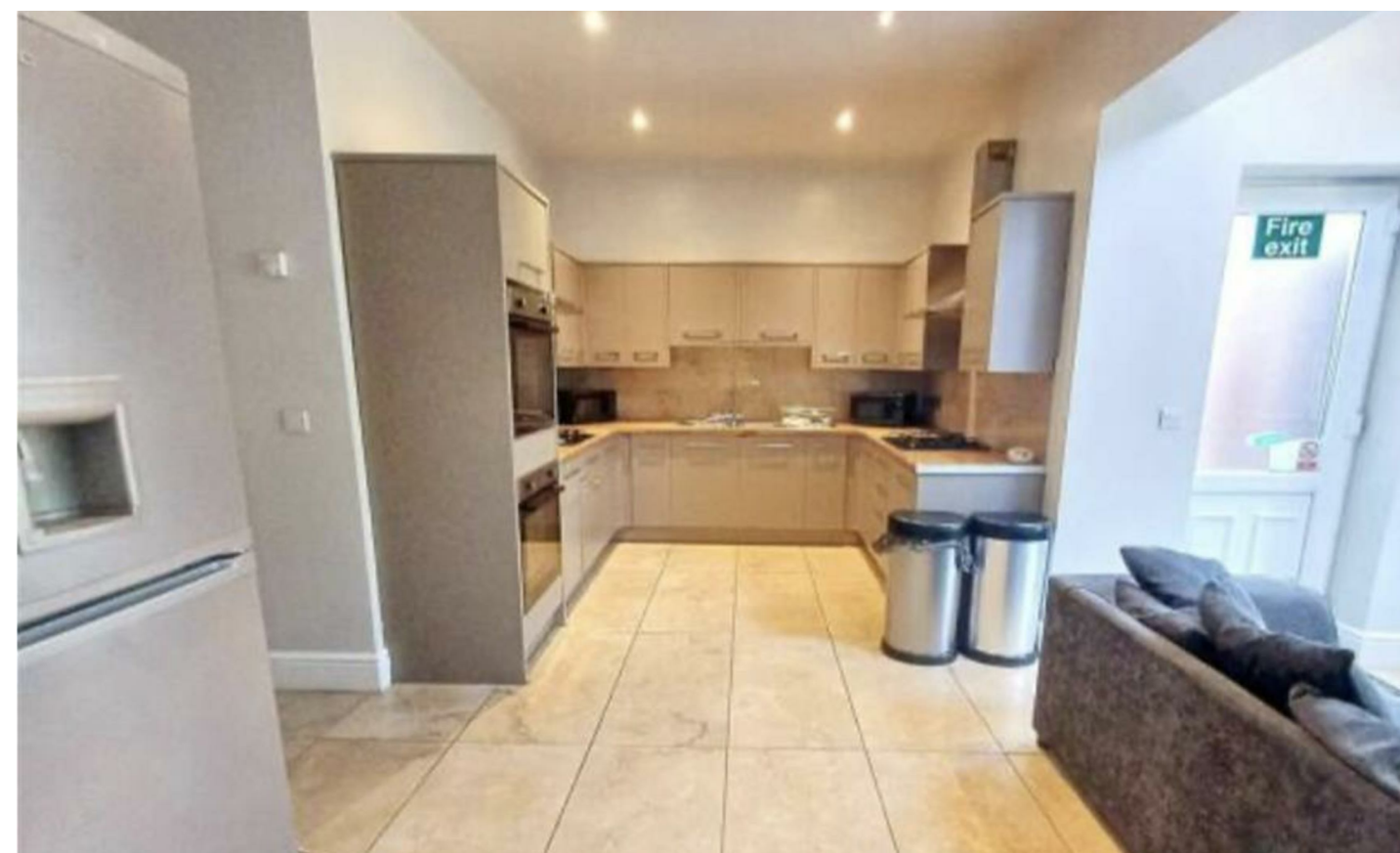
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 76        |
| (55-68) <b>D</b>                            | 56                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Approx Gross Internal Area  
143 sq m / 1542 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



280 Edmund Road, Sheffield, S2 4EN

£121 Per week

- Three bathrooms and very modern throughout
- Bills included option available at £141 per person per week
- Situated very close to Sheffield City Centre
- Available for a group of 8
- Eight good size bedrooms
- Student: £121 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
- Early viewing highly recommended to avoid disappointment

## 280 Edmund Road, Sheffield S2 4EN

\*\*\* STUDENT \*\*\* £121 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £141 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 8 \*\*\*  
A HUGE and VERY MODERN, eight bedroom end terrace property with THREE BATHROOMS and MUCH LARGER THAN AVERAGE KITCHEN / LIVING ROOM.  
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 D.



Council Tax Band: B

