



## 25 (4) Bruce Road, Sheffield, S11 8QD

£412 Per Month

- Lovely Double Bedrooms
- 2 Modern Bathrooms
- Close to Nando's, Tuk Tuk and Pizza Express
- £200 Deposit Per Person
- Stylish Kitchen
- Delightful Rear Garden
- Furnished Throughout
- Homely Lounge
- Wall Mounted TV
- £412.00 Per Person Per Calendar Month



### Directions

### Viewings

Viewings by arrangement only. Call 0114 2660 990 to make an appointment.

### Council Tax Band

B

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	