



### Viewings

Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

### Vendors Comments

Add text here

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>		
(55-68) <b>D</b>		
(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	

# JC SALES & LETTINGS

Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)

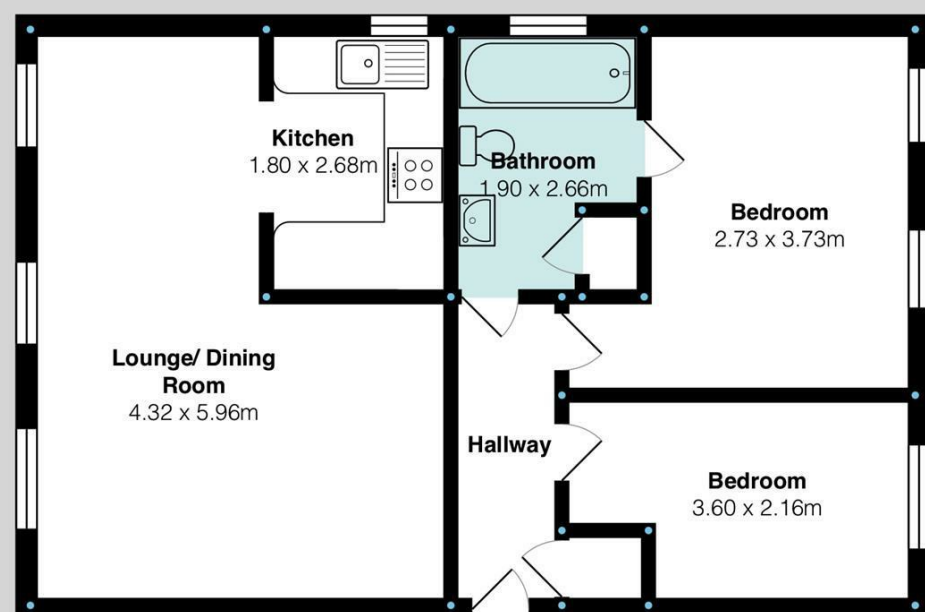


Flat 1, 123 Wulfric Road, Sheffield, S2 1DZ

£850 Per month

- Immaculately presented, two bedroom apartment
- One allocated car parking space
- Conveniently situated for an abundance of local amenities
- Two bedrooms
- EPC Grade C
- Ideal for a single occupant, couple or small family
- Close to the Sheffield Parkway
- Modern apartment block
- Shared garden to rear

Flat 1, 123 Wulfric Road, Sheffield, S2 1DZ



Total Area: 55.2 m<sup>2</sup> ... 594 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## 123 Wulfric Road, Sheffield S2 1DZ

A well presented, two bedroom GROUND FLOOR apartment located in this HIGHLY POPULAR BLOCK.  
The property is in GOOD ORDER and is situated close to SHEFFIELD PARKWAY and an abundance of local amenities.  
The apartment also offers its own ALLOCATED PARKING space.  
Ideal for a single occupant, professional couple or small family.  
In brief the accommodation comprises: entrance hall, lounge / dining room, kitchen, two bedrooms and a family bathroom / WC. One allocated parking space.  
An internal inspection is highly recommended to appreciate the standard of accommodation on offer!  
EPC Grade C.



Council Tax Band: A

