



## 171 Lancing Road, Highfield, Sheffield, S2 4EW

£400 PCM

- Double Bedrooms
- Stylish Shower Room
- 2 Minutes from Asda, KFC and Home Bargains
- Modern Kitchen and Dining Room
- No Ground Floor Bedroom
- £200 Deposit Per Person
- Separate Lounge with TV
- Close to the City Centre



### Directions

### Viewings

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

### Council Tax Band

A

### 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>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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	