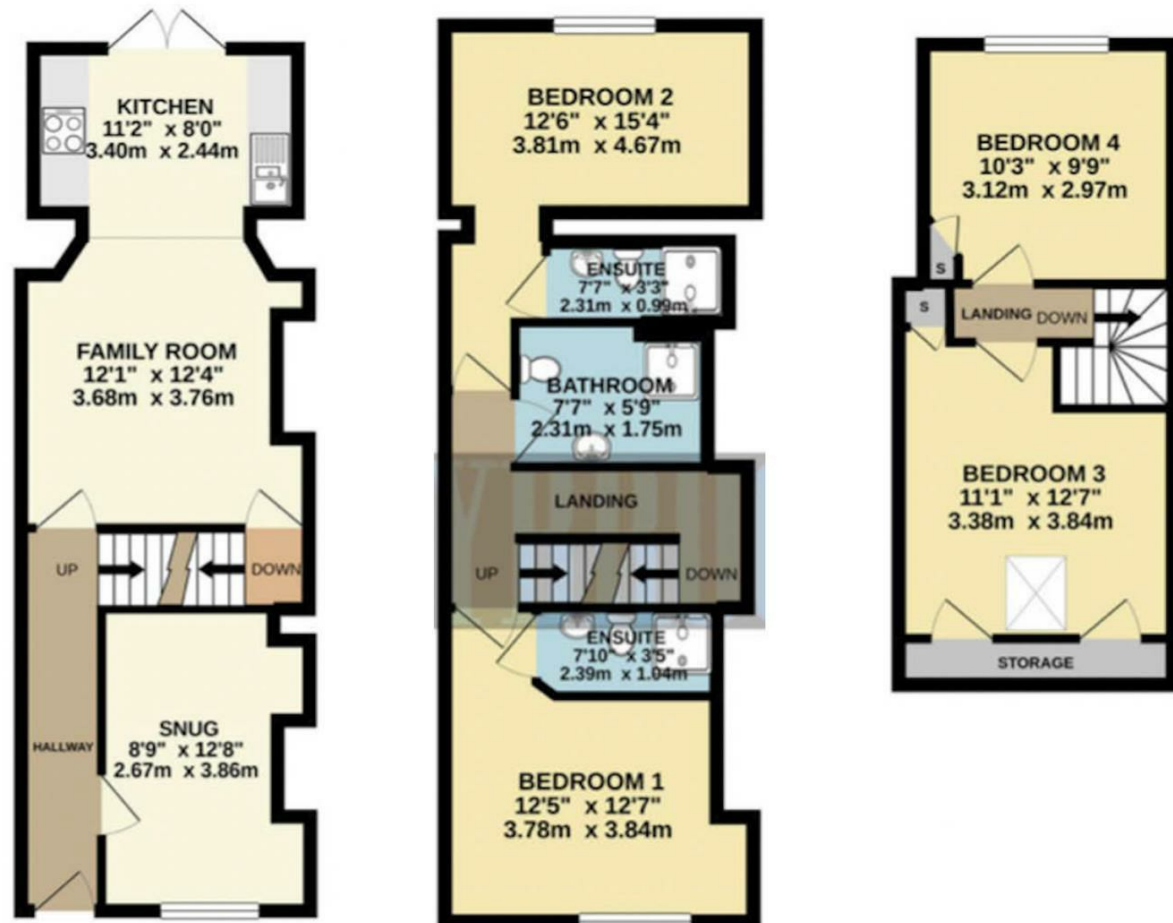




**Viewings**  
 Viewings by arrangement only.  
 Call 0114 2666300 to make an appointment.

**Vendors Comments**  
 Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(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	



158 Cemetery Road, Sheffield, S11 8FR

£1,400 Per month

- Truly stunning conversion
- Four double bedrooms
- Very modern kitchen and bathrooms
- Excellent, S11 location
- EPC Grade C
- Three bathrooms
- Accommodation over three floors
- Ideal for a family or sharers
- Very close to an abundance of local amenities and Ecclesall Road

# 158 Cemetery Road, Sheffield S11 8FR

FOUR DOUBLE BEDROOM terraced property with THREE BATHROOMS and accommodation over THREE FLOORS!  
Truly stunning, newly converted property with an abundance of space and situated in a highly sought after S11 location!  
Ideal for a family and situated very close to the amenities on Ecclesall Road and access to Sheffield City Centre.  
In brief the accommodation comprises: entrance hall, lounge, open plan dining room / kitchen, cellar, two first floor bedrooms both with en-suite, family shower room/WC and two bedrooms to the second floor. Garden to the rear.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade C.

 4  3  2  C Council Tax Band: New Build

