







271 Western Road, Sheffield, South Yorkshire, S10 1LE

Tenancy Information:

Rent: £112.00 per person per week (excluding utilities)
Rent + UniHomes utilities: £134.00 per person per week
Security Deposit: £200.00 per person
Tenancy Type: Cohesive – Joint & Several
Tenancy Start Date: 2nd July 2027

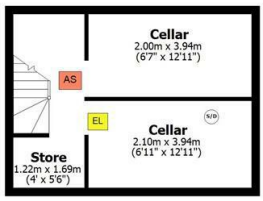
£784 Per Person Per Week
Available: 2nd July 2027

- Renovated summer 2024
- 7 bedrooms
- 2 bathrooms, 2 W.C
- Tenancy Start Date: 2nd July 2027
- Deposit: £200.00 per person
- Distance to Uni: 13 minutes
- Distance to shops: 2 minutes
- Parking: Free on street
- Cinema room/snug - Projector included!
- Available to students only

Detail	Key
Fire blanket	FB
Smoke/heat detector	SD or HD
Break glass call point	G
Alarm sounders	AS
Electric lighting	EL
Fire doors	FD (FDSC where self-closing)
Fire alarm control panel	FP
Electric power sockets	ES
Heating appliances including radiators	HA
Room and space types	Living room, hallway etc.
Room numbers	N/A
Location of fittings	Baths, sinks, cookers etc.
Facilities for storage and disposal of rubbish	N/A
Floor areas in metres^2	M^2

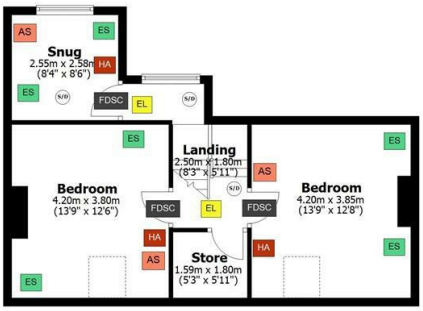
Cellar

Approx. 24.1 sq. metres (259.6 sq. feet)



Second Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



Ground Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



First Floor

Approx. 57.8 sq. metres (621.8 sq. feet)

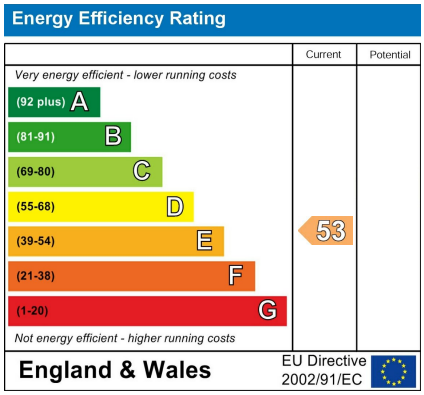


Total area: approx. 190.7 sq. metres (2052.9 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

271 Western Road

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

