



### 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) A			
(81-91) B			
(69-80) C			
(55-68) D		72	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Room 2, 470 Shoreham Street, Sheffield, S2 4FD

£495 Per month

- All bills included in the rent
- Unallocated off road parking available
- An abundance of communal living space
- Very close to Sheffield City Centre
- EPC Grade C
- Very large room in a shared four bedroom house
- Two bathrooms
- Available immediately
- Viewing highly recommended

## Room 2, 470 Shoreham Street, Sheffield S2 4FD

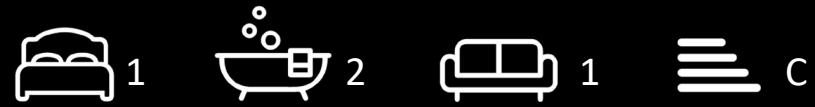
VERY LARGE double bedroom in a SHARED four bedroom house, with two bathrooms and an abundance of living space. ALL BILLS INCLUDED IN THE RENT with an unallocated OFF ROAD PARKING space on a first come first served basis.

This room truly needs to be viewed to be fully appreciated and is available for a single occupant only.

AVAILABLE IMMEDIATELY and located very close to Sheffield City Centre.

An early viewing is highly recommended to avoid disappointment!

EPC Grade C.



Council Tax Band:

