



## 99 Club Garden Road, Sheffield, S11 8BW

£395 PCM

- Available to groups of students and professionals
- Open Plan Kitchen / Lounge
- Modern Kitchen
- £200 Deposit Per Person
- Very spacious property
- 2 Lovely Bathrooms
- 10 Minute Walk to Ecclesall Road
- Larger than Average Bedrooms
- Large Private Garden
- Wall Mounted TV

## Directions

## Viewings

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

## Council Tax Band

B

## 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>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(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	