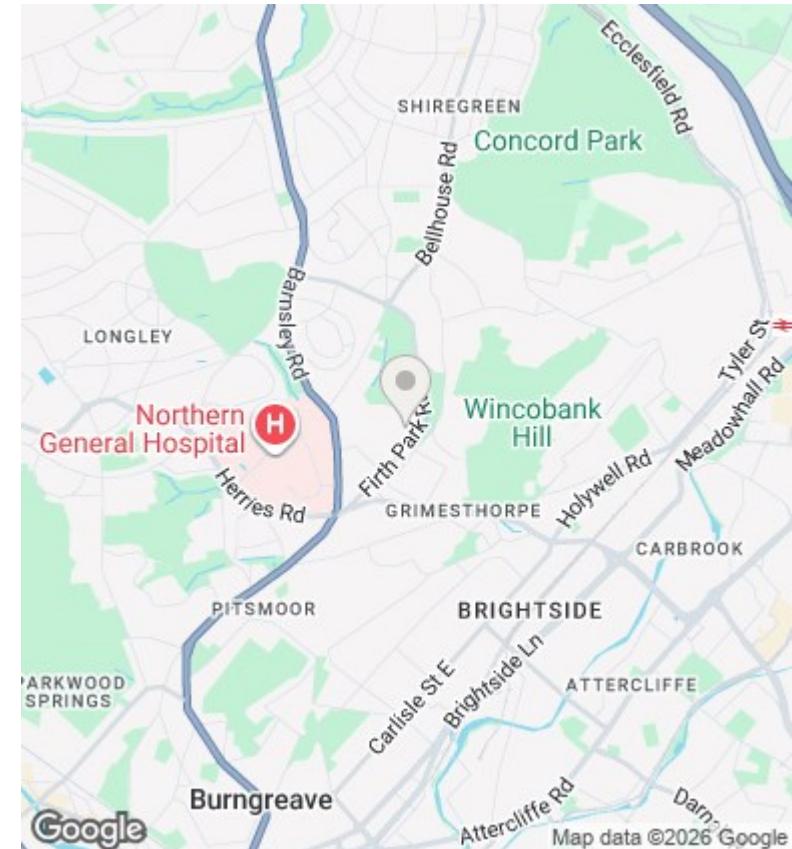


## Room 4, 53 Vivian Road, Sheffield, S5 6WJ

**£530 PCM**

- NEWLY REFURBISHED
- LOCAL AMENITIES IN WALKING DISTANCE
- BEAUTIFUL PARKSIDE LOCATION
- GOOD TRANSPORT LINKS
- CLOSE TO NORTHERN GENERAL HOSPITAL
- ZERO DEPOSIT OPTION AVAILABLE



## Directions

## Viewings

Viewings by arrangement only.  
Call 01722580263 to make an appointment.

## Council Tax Band

Exempt

## EPC Rating:

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