



**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Room 7 476 Shoreham Street, Sheffield, Yorkshire, S2 4FD**

**£495 Per month**

- Stunning double bedroom in a shared house
- Direct access to balcony
- Available early April
- Off road parking for one vehicle (unallocated)
- EPC Grade C
- All bills included in the rent
- Two kitchens and two bathrooms
- Very close to Sheffield City Centre
- Viewing highly recommended

## Room 7 476 Shoreham Street, Sheffield S2 4FD

Stunning DOUBLE BEDROOM available in a SHARED, four bedroom house with ALL BILLS INCLUDED in the rent. This room has direct access to it's OWN BALCONY and is WELL PROPORTIONED, with good quality furniture. The house benefits from ONE PARKING SPACE (unallocated), two kitchens and two bathrooms. AVAILABLE EARLY APRIL and located conveniently for Sheffield City Centre, public transport links and local amenities. An early viewing is highly recommended to avoid disappointment! EPC Grade C.



Council Tax Band: A

