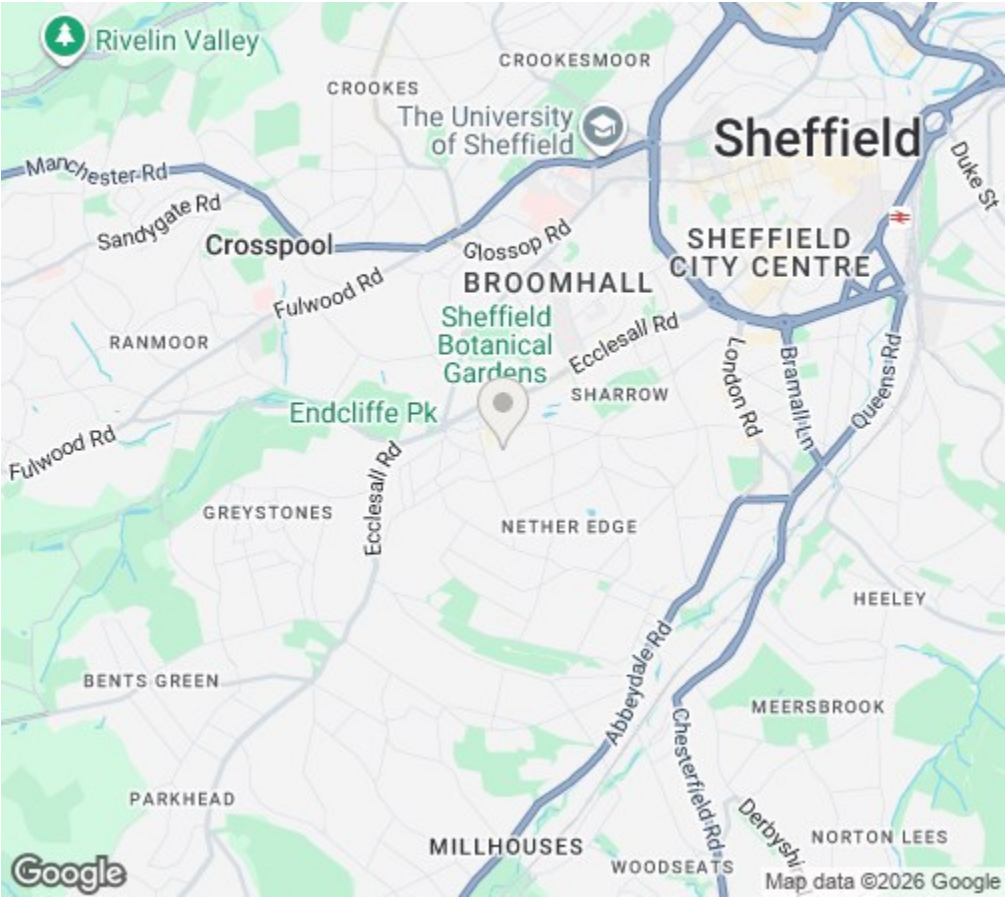




Viewings

Viewings by arrangement only.  
Call 0114 2666300 to make an appointment.

Vendors Comments

Add text here

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            | 89        |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            | 64        |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |



18 Berresford Road, Sheffield, S11 8XW

£99 Per week

- Student or professional sharers
  - Bills included option available at £130 per person per week
  - Ideal for students studying at Sheffield Hallam University
  - Very close to Ecclesall Road & Sharrow Vale shops
  - EPC Grade D
- £99 per person per week
  - Bills included option includes gas, electricity, fibre internet, contents insurance, water
  - Excellent location, close to an abundance of local amenities
  - Early viewing highly recommended

# 18 Berresford Road, Sheffield S11 8XW

\*\*\* STUDENT OR PROFESSIONAL SHARERS \*\*\*  
\*\*\* £99 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £130 PER PERSON PER WEEK (Includes: gas, electricity, fibre internet, water and contents insurance) \*\*\* AVAILABLE FOR A GROUP OF 3 \*\*\*  
AN ATTRACTIVELY PRICED and IMMACULATELY PRESENTED, three bedroom two bathroom end terrace property with, located just off ECCLESALL ROAD and close to an abundance of local amenities in SHARROW VALE.  
Ideal for STUDENTS studying at SHEFFIELD HALLAM UNIVERSITY.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.

 3

 2

 1

 D

Council Tax Band: A