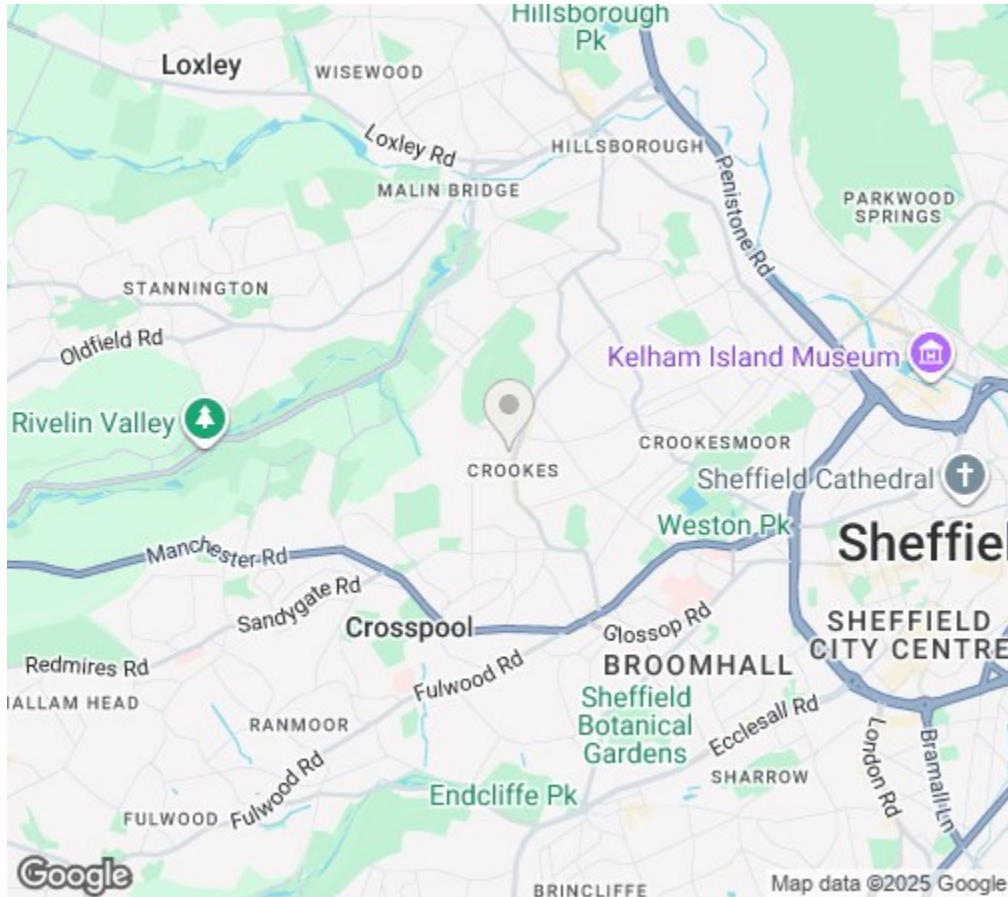




### Viewings

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                                 |         | 86                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 70      |                            |
| (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 |



TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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JC SALES  
& LETTINGS

Tel: 0114 483 0038  
E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)  
Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



13 Duncan Road, Sheffield, S10 1SN

£99 Per week

- Situated in the heart of Crookes
- £99 per person per week
- Close to an abundance of local amenities
- Oak flooring throughout the ground floor
- An internal inspection is highly recommended
- Available for student or professional sharers
- Bills inclusive option available at £125 per person per week
- Very modern kitchen and bathroom
- Available for a group of 3 / 4 sharers
- EPC Grade C

## 13 Duncan Road, Sheffield S10 1SN

\*\*\* STUDENT / PROFESSIONAL SHARERS \*\*\* £99ppw \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £125ppw (Includes gas, electricity, broadband, tv licence and water bills)

\*\*\* SITUATED IN THE HEART OF CROOKES\*\*\* AVAILABLE FOR A GROUP OF 4 \*\*\*

An IMMACULATELY PRESENTED AND ATTRACTIVELY PRICED four bedroom mid terrace property, located conveniently for the abundance of local amenities in CROOKES.

Recently refurbished kitchen / dining room with breakfast bar, very modern double walk-in shower, oak flooring throughout the ground floor and large wall mounted TV.

In brief the accommodation comprises: living room, separate kitchen, utility room, large ground floor double bedroom, three first floor bedrooms and a bathroom/WC. Garden to the rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade C.



Council Tax Band: A

