



## 223 Sharrow Vale Road, Sheffield, S11 8ZB

£395 PCM

- Wall Mounted TV
- 2 Beautiful Bathrooms
- Close to Nando's, Tuk Tuk and Pizza Express
- Gorgeous Kitchen
- Lovely Tiered Garden
- Modern Furniture
- Good Sized Lounge
- 5 Minute Walk to Collegiate Campus
- £200 Deposit Per Person

## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(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	