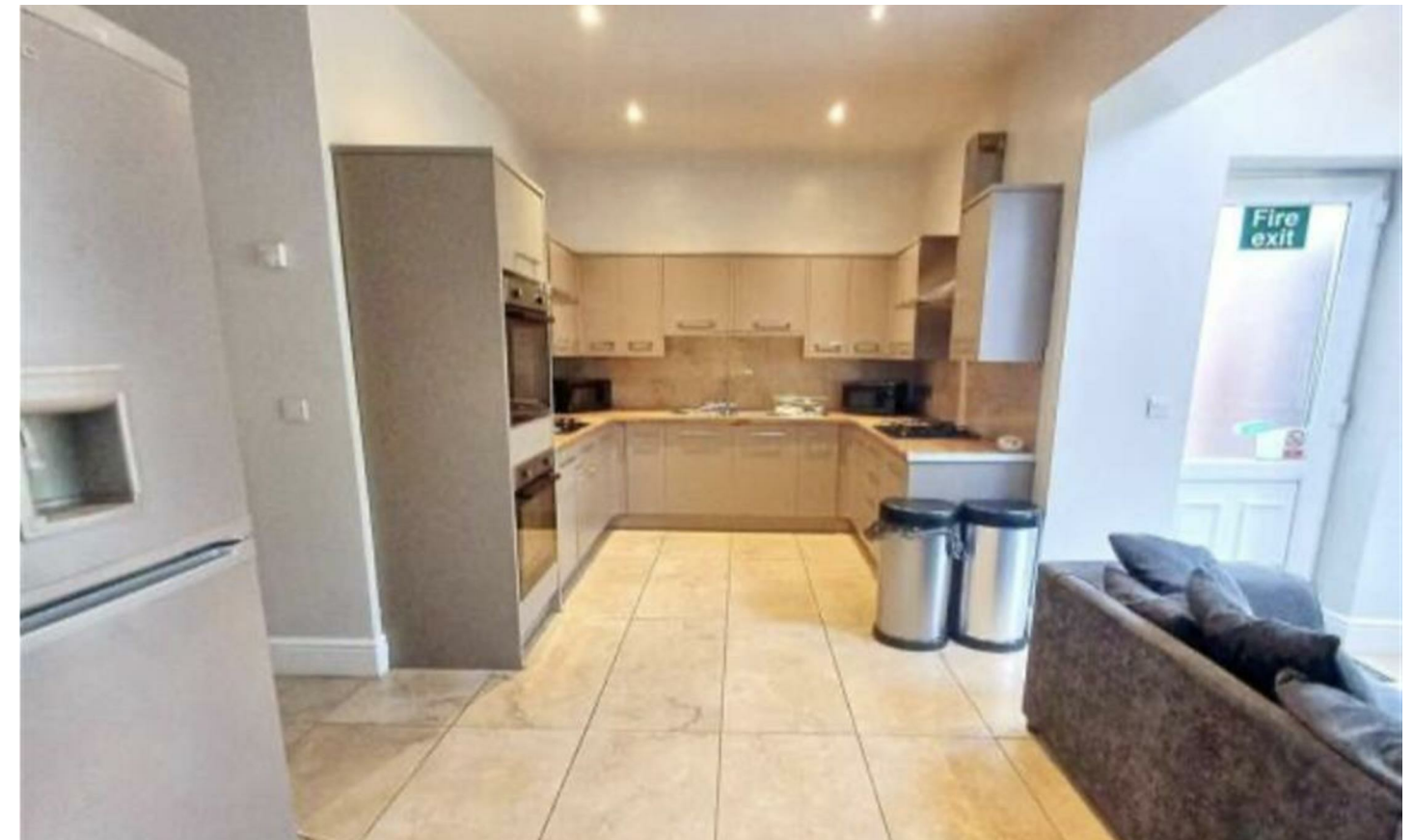




**Viewings**  
 Viewings by arrangement only.  
 Call 0114 2666300 to make an appointment.

**Vendors Comments**  
 Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		56	
(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	



Approx Gross Internal Area  
 143 sq m / 1542 sq ft



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

**Room 1, 280 Edmund Road, Sheffield, S2 4EN**

**£425 Per month**

- Large double bedroom available now
- 3 bathrooms across the property
- Incredibly well presented throughout
- Envious position on Edmund Road
- Excellent access to Sheffield City Centre
- Spacious 8 bedroom shared house
- Two generous reception rooms
- Suitable for students and professionals
- Abundance of local amenities nearby
- Early viewing highly recommended

# Room 1, 280 Edmund Road, Sheffield S2 4EN

LARGE DOUBLE ROOM IN STUNNING SHARED HOUSE — AVAILABLE FOR STUDENTS OR PROFESSIONALS

JC Sales & Lettings are delighted to offer to the market this large, beautifully presented double room within an exceptional eight-bedroom shared house on the highly sought-after Edmund Road.

Incredibly well presented throughout, the property offers stylish and comfortable shared living in an enviable location, with an abundance of local amenities on the doorstep and excellent access to the City Centre.

In brief, the accommodation comprises: a large double bedroom available to let, set within an eight-bedroom shared house benefitting from three bathrooms, two generous reception rooms, and communal spaces finished and maintained to an exceptional standard throughout.

Suitable for both students and working professionals.

Early viewing is strongly recommended and available for immediate occupation!

EPC Grade D.



Council Tax Band: Exempt

