



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) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
143 sq m / 1542 sq ft



**JC SALES
& LETTINGS**

Tel: 0114 483 0038
E-mail: sales@jc-salesandlettings.com
Website: www.jc-salesandlettings.com



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.

 1

 3

 2

 D

Council Tax Band: Exempt

