



Spencer.

488, Ecclesall Road, Sheffield, S11 8PX

Rent —

Available July 2024 this FULLY furnished, 7  
Bedroom / 2.5 Bathroom STUDENT HOUSE

— from *Spencer.*

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- AVAILABLE JULY 2024
  - 7 DOUBLE Bedrooms
  - Split Over 3 Floors
  - Holding Deposit £96 pp
  - FULLY FURNISHED
  - 2 Bathrooms & a downstairs cloakroom
  - EPC RATING D
  - Security Deposit £200 pp
  - 12 Month Tenancy




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**£96 Per Person  
Per Week**






## 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>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
|  | <b>56</b>                  | <b>80</b>   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |   |
| (92 plus) <b>A</b>   |                            |   |
| (81-91) <b>B</b>   |                            |   |
| (69-80) <b>C</b>   |                            |   |
| (55-68) <b>D</b>   |                            |   |
| (39-54) <b>E</b>   |                            |   |
| (21-38) <b>F</b>   |                            |   |
| (1-20) <b>G</b>  |                            |   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |   |
|  |                            |   |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |

**Spencer.**

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Viewing: Via the Agents

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