



Spencer.

13, Walton Road, Sheffield, S11 8RE

Rent —

AVAILABLE JULY 24 - 4 Bedroom, Fully furnished, STUDENT House

— from *Spencer.*

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- 4 Bedroom Property
  - Available July 2024
  - Private Garden
  - Bedrooms Split Over 3 Floors
  - Great Location
  - EPC Rating D
  - Excellent Location
  - 12 month tenancy
  - Holding Deposit £92 pp
  - Security Deposit £200 pp




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**£92 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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>England &amp; Wales</b>	EU Directive 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 2002/91/EC	

**Spencer.**

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Viewing: Via the Agents

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