



Spencer.

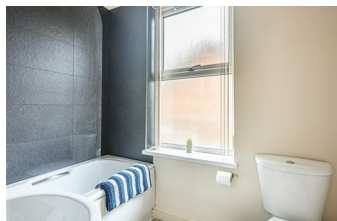
Denham Road, Off Ecclesall Road

## Rent —

**AVAILABLE JULY 25 - 5 Bedroom Furnished STUDENT House**  
which is perfectly positioned for BOTH Universities

— from *Spencer.*

- AVAILABLE JULY 2025
- FULLY FURNISHED
- 5 Large Bedrooms inc Internet point
- Maintained Garden + Patio
- SNUG Accredited
- Close to amenities
- EPC Rating D
- Security Deposit £200 per person
- Multi-Award Winning Landlord



**£95 Per Person**  
**per week**



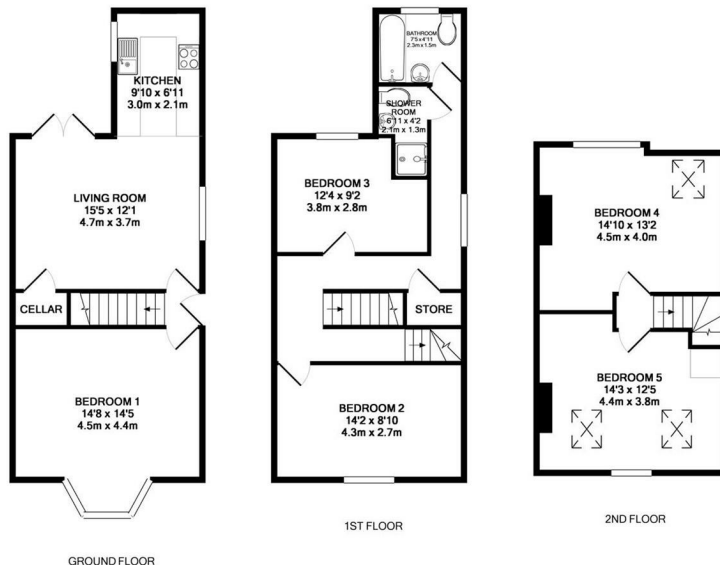








# Floorplan



TOTAL APPROX. FLOOR AREA 1346 SQ.FT. (125.0 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing: Via the Agents  
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