



Spencer.

Ecclesall Road, Bannercross, S11

Rent —

Available NOW, is this superbly located three bedroom UNFURNISHED mid terrace home in the heart of S11.

— from *Spencer.*

- 
- AVAILABLE NOW
  - Three Bedroom traditional mid terrace home
  - Kitchen diner and bay windowed separate lounge
  - Excellent location for amenities and transport services
  - Security Deposit £ 1500
  - Council Tax Band B / EPC Rating D
  - Holding Deposit £300
  - 12 Month Tenancy
  - SORRY NO PETS OR SMOKERS
  - UNFURNISHED
- 

**£1,300**

PCM

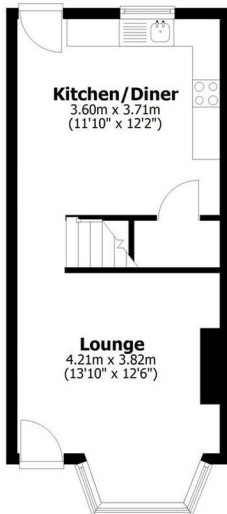




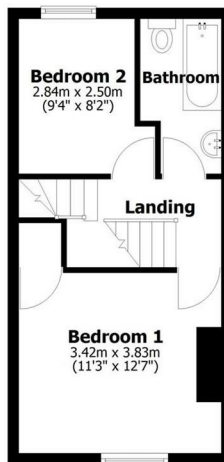


# Floorplan

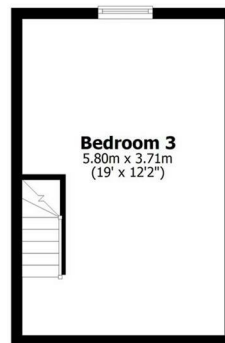
**Ground Floor**  
Approx. 31.2 sq. metres (335.8 sq. feet)



**First Floor**  
Approx. 29.5 sq. metres (317.9 sq. feet)



**Second Floor**  
Approx. 21.2 sq. metres (228.2 sq. feet)



Total area: approx. 81.9 sq. metres (881.9 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**823 Ecclesall Road**

**Spencer.**

+44 (0)114 268 3682  
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S118PP  
SpencersEstateAgents.co.uk

SpencersAgents  
SpencersAgents  
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948