



Spencer.

Khartoum Road, Off Ecclesall Road, S11

Rent —

**AVAILABLE JULY 25 - 5 Bedroom, Fully
furnished, STUDENT House**

— from *Spencer.*

- 5 Bedroom Property
- STUDENT PROPERTY
- Available July 25
- Holding Deposit £87 per person
- Rent £87 per person per week exc bills
- Security Deposit £200 per person
- Bills included £110 per person per week (bills amount £23pp is payable directly to Unihomes monthly)
- EPC Rating C
- 12 MONTH TENANCY
- 2 Bathrooms



**£87 Per Person
Per Week**





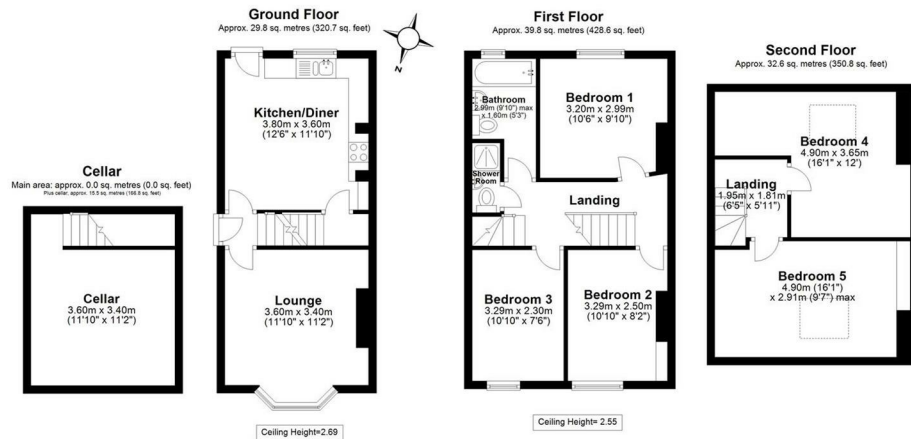
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Floorplan



Main area: Approx. 102.2 sq. metres (1100.1 sq. feet)

Plus cellar, approx. 15.5 sq. metres (168.8 sq. feet)

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

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Viewing: Via the Agents
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