



## Room 3, 53 Vivian Road, Sheffield, S5 6WJ

**£530 PCM**

- NEWLY REFURBISHED
- LOCAL AMENITIES IN WALKING DISTANCE
- BEAUTIFUL PARKSIDE LOCATION
- GOOD TRANSPORT LINKS
- CLOSE TO NORTHERN GENERAL HOSPITAL
- ZERO DEPOSIT OPTION AVAILABLE

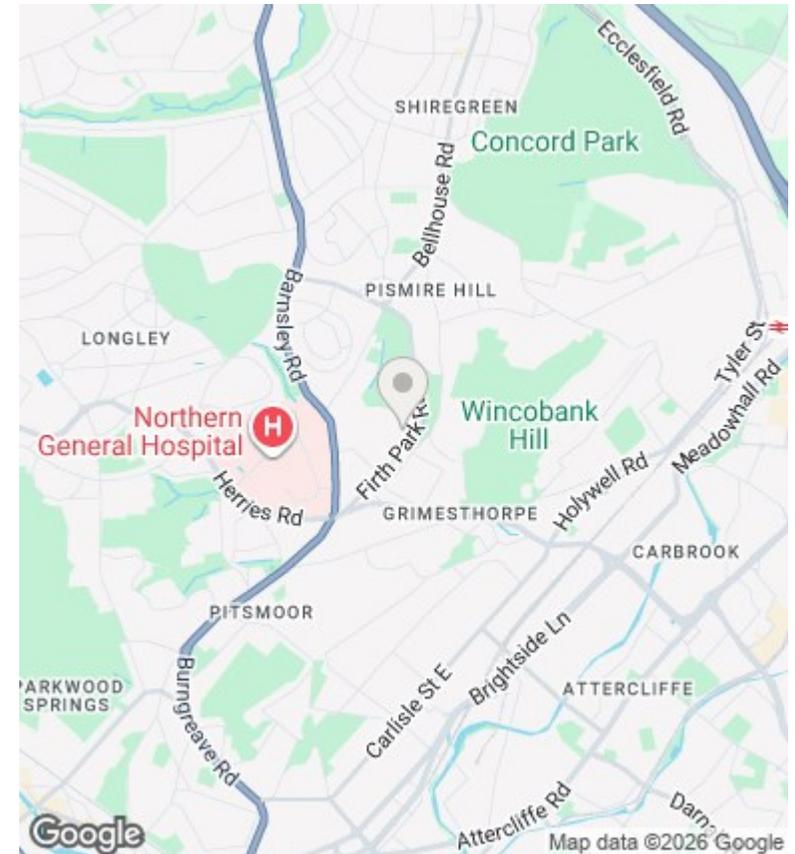
## Directions

## Viewings

Viewings by arrangement only.  
Call 01722580263 to make an appointment.

## Council Tax Band

## EPC Rating:



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>England &amp; Wales</b>	EU Directive 2002/91/EC	