



130 Hangingwater Road

, Sheffield, S11 7ES

£380 PCM

One double bedroom room within a four bedroom house. Great location within Sheffield and easy access to the Peak District. Furnished room and AVAILABLE NOW

- One bedroom top floor room
- BILLS NEED TO BE PAID ON TOP OF THIS SPLIT BETWEEN THE 4 ROOMS, INCLUDING GAS, WATER, ELECTRIC, COUNCIL TAX ETC
- ON ROAD PARKING (NO PERMIT REQUIRED)
- COMMUNAL AREAS: LIVING ROOM, DINING ROOM, KITCHEN
- AVAILABLE NOW
- SHARED BATHROOM BETWEEN TWO ROOMS
- SINGLE OCCUPANT ONLY
- EPC RATING: D

Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.



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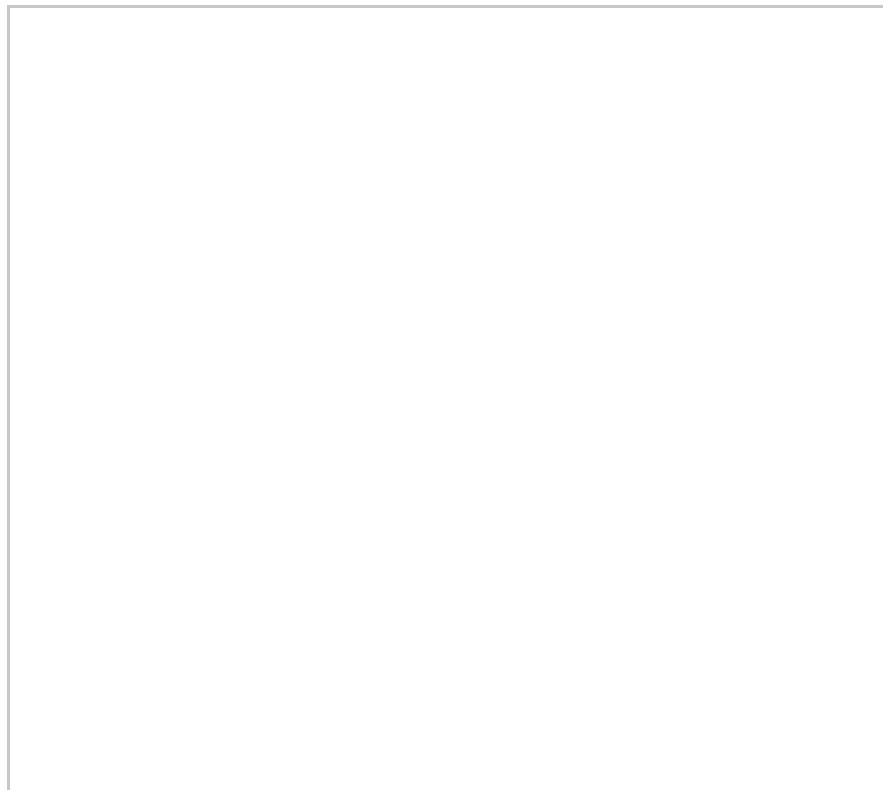
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/81/EC	



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