



130 Hangingwater Road  
, Sheffield, S11 7ES

**£390 Per Month**

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 DOUBLE BEDROOM HOUSE SHARE
- 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
- SINGLE OCCUPANT ONLY
- SHARED BATHROOM BETWEEN TWO ROOMS
- 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.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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