



**18 Denham Road, Ecclesall Road  
(S11 8NE)**



## Key features

A Short Walk To Collegiate Campus  
Modern Furnishings  
2 Bath/Shower Rooms

Large Bedrooms  
Close to Shops, Supermarkets, Bars & Restaurants  
Modern Fitted Kitchen

## Description

This super property is finished to a high standard throughout and boasts a modern fitted kitchen with white gloss units, wood effect worktops, integrated oven and hob, freestanding washing machine and fridge/freezer, open plan into the spacious lounge with two comfy sofas and coffee table. Each bedroom is complete with large bed and contemporary furnishings. There are two bathrooms on the first floor, the larger bathroom having a bath with overhead shower, WC and wash hand basin, the second has a shower cubicle with WC and wash hand basin. The property also benefits from a large rear patio area.

## Overview

**Location** Ecclesall Road  
**Beds** 5 student property  
**Price** £75 pp/pw or £98 pp/pw \* with the bills package (Gas, Electric, Water, TV Licence & Internet)  
**Furnishing** Furnished

Rent due - Quarterly (June, October, January & April) Council Tax Band\* - B Deposit - £200 per person

\*Council tax not applicable where all tenants are full time students.

Call us on  
**01142 660 660**

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LEGEND	
	Sky Light
	Fridge Freezer
	Auto Washing Machine
	Oven & Hob
	Bath & Shower
	Shower Cubicle
	Sink
	Toilet

For identification only  
Not to scale

Disclaimer:  
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