



BROOMHILL PROPERTY SHOP

Your one-hop, property shop



71a Marlborough Road, Broomhill, Sheffield, S10 1DA

This newly refurbished 1 Bedroom flat is situated in the sought after area of Broomhill, only a five minute walk to the University of Sheffield and Hallamshire Hospital.

The property comprises of:

One double bedroom, a modern bathroom with shower, separate spacious lounge with good lighting through large window. There is a connecting window from lounge to kitchen. The kitchen has a grey and

- Fully Furnished with Modern Finish
- Broomhill Location
- Close to University and Hospitals
- Large double bedroom
- Modern Kitchen & Shower Room
- On Street Permit Parking
- RENT - £850.00 pcm
- DEPOSIT - £850.00
- AVAILABLE - 1st September on a 12 month tenancy
- Unihomes Bills package available upon request

£850 PCM

Available: 1st September 2024



T: 0114 266 6693 | E: admin@broomhillpropertyshop.co.uk | www.broomhillpropertyshop.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(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 (CO ₂) 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	



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