



BROOMHILL PROPERTY SHOP

Your one-hop, property shop



Flat 3 71 Marlborough Road, Broomhill, Sheffield, South Yorkshire, S10 1DA

Rent: £150.00 pp/pw, excluding utilities & council tax
Rent Schedule: Monthly in advance
Security Deposit: Total £1300.00
Bills Package: Unihomes package available for electricity, water, internet & TV licence (optional)
Council Tax: Band TBC - not applicable for full-time students
EPC Rating: E
Tenancy Dates: 2nd September 2026 – 31st August 2027

- 2 Bedroom Flat
- Broomhill
- Modern Shower Room
- Open Plan Kitchen Living Room
- Two Good Size Double Bedrooms
- Fully Furnished
- Available - 2nd September 2026 – 31st August 2027
- Rent - £150 per person per week
- Deposit - £1300
- Unihomes Bills Package Available Upon Request

£300 Per Week

Available: 2nd September 2025

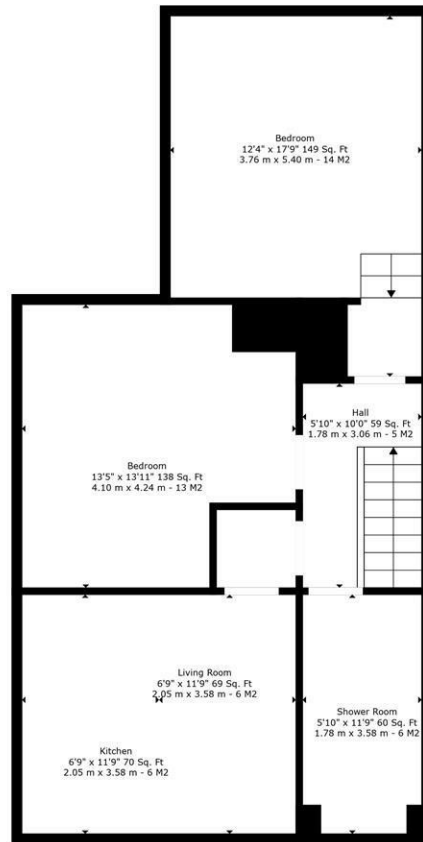


T: 0114 266 6693 | E: admin@broomhillpropertyshop.co.uk | www.broomhillpropertyshop.co.uk



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TOTAL: 590 sq. ft, 55 m²
BELOW GROUND: 590 sq. ft, 55 m²
EXCLUDED AREAS: LOW CEILING: 95 sq. ft, 9 m²

Sizes And Dimentions Are Approximate. Actual May Vary

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