



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

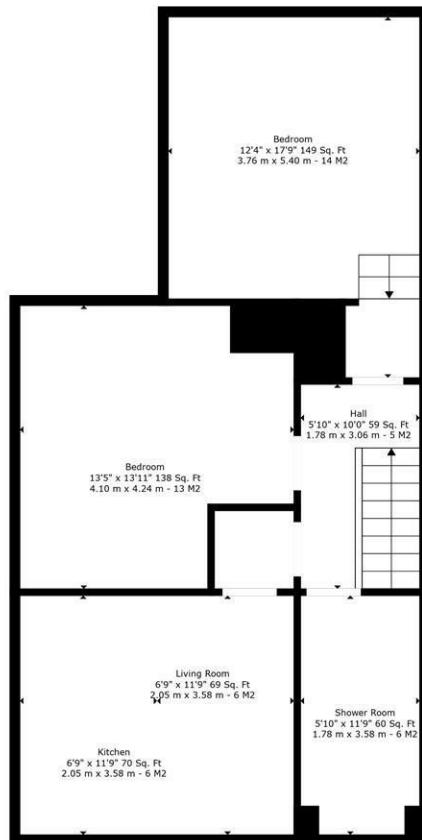


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BROOMHILL
PROPERTY SHOP

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 | |
|---|---|
| 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 | |
|---|---|
| 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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