



# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



## Flat 3, 256 Crookesmoor Road, Sheffield, S10 1BE

Rent: £660.00 pcm, including water rates & internet only – excludes all other utilities & council tax

Rent Schedule: Monthly in advance

Security Deposit: Total £660.00

Bills Package: Unihomes package available for gas, electricity & TV licence (optional)

Council Tax: Band A - not applicable for full-time students

EPC Rating: D

Tenancy Dates: 2nd September 2026 – 31st August 2027

- Ground Floor Flat
- Double bedroom
- Shower Room
- Kitchen Dinner
- Gas Central Heating
- First come first serve Private Parking
- Available - 2nd September 2026 – 31st August 2027
- Deposit - One months rent
- Rent £660 pcm including water rates
- Unihomes Bills package available upon request

**£660 PCM**

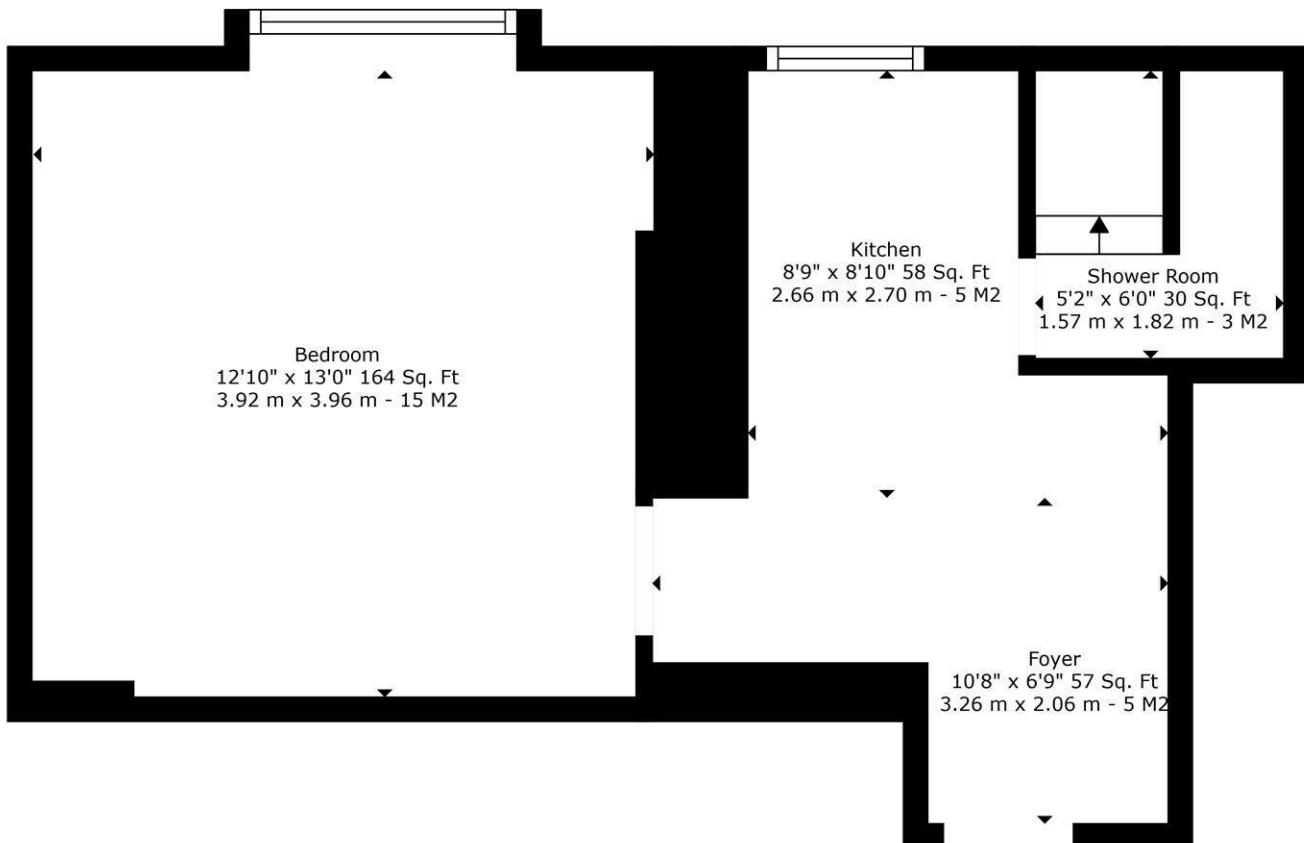
**Available: 2nd September 2026**





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BROOMHILL  
PROPERTY SHOP

**TOTAL: 334 sq. ft, 31 m<sup>2</sup>**  
256 CROOKESMOOR ROAD, FLAT 3: 334 sq. ft, 31 m<sup>2</sup>  
EXCLUDED AREAS: BAY WINDOW: 5 sq. ft, 0 m<sup>2</sup>

Sizes And Dimensions Are Approximate. Actual May Vary

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67	76	(55-68) D	68	80
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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