



# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



## Flat 12, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £770.00 pcm, including water rates only – excludes all other utilities & council tax

Rent Schedule: Monthly in advance

Security Deposit: Total £770.00

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

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

EPC Rating: D

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

- Second Floor One Bedroom Flat
- Open plan kitchen lounge
- Bathroom with shower over bath
- Double Bedroom
- Economy 7 Heating
- First come first serve private parking
- Available -2nd September 2026 - 31st August 2027
- Deposit - 1 Months Rent
- Rent £770 pcm - Water Rates included
- Unihomes Bills package available upon request

**£770 PCM**

**Available: 2nd September 2026**

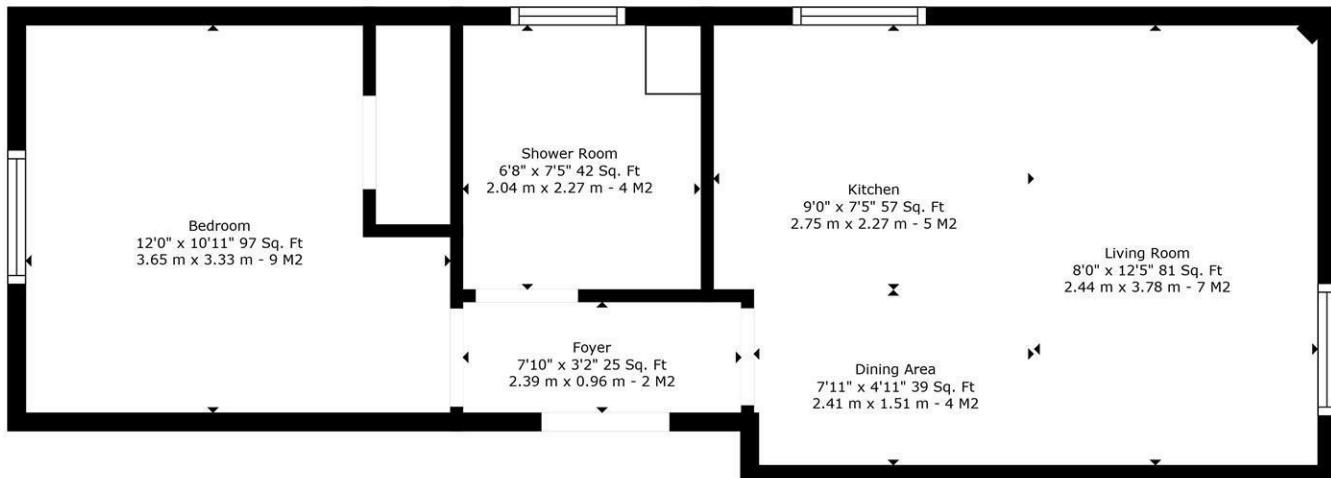


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PROPERTY SHOP

**TOTAL: 363 sq. ft, 34 m<sup>2</sup>**  
2 MOORGATE AVE, FLAT 12: 363 sq. ft, 34 m<sup>2</sup>  
EXCLUDED AREAS: LOW CEILING: 58 sq. ft, 5 m<sup>2</sup>

Sizes And Dimensions 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   |  | 66                      |   |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |   |
| (92 plus) A   |  |                         |   |
| (81-91) B   |  |                         |   |
| (69-80) C   |  |                         |   |
| (55-68) D   |  |                         |   |
| (39-54) E   |  |                         |   |
| (21-38) F   |  | 54                      | 66  |
| (1-20) G  |  |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |   |
| England & Wales   |  | EU Directive 2002/91/EC |  |



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