



# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



## Flat 4, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £690.00 pcm, including water rates only – excludes all other utilities & council tax  
Rent Schedule: Monthly in advance  
Security Deposit: Total £690.00  
Bills Package: Unihomes package available for gas, electricity, internet & TV licence (optional)  
Council Tax: Band A - not applicable for full-time students  
EPC Rating: C  
Tenancy Dates: 2nd September 2026 – 31st August 2027

- Large First Floor Studio Flat
- Double bed
- Shower Room
- Modern Kitchen
- Gas Central Heating
- First come first serve Private Parking
- Deposit - 1 Months Rent
- Available - 2nd September 2026 - 31st August 2027
- Rent £690 pcm - Water Rates included in rent
- Unihomes Bills package available upon request

**£690 PCM**

**Available: 2nd September 2026**



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PROPERTY SHOP

**TOTAL: 460 sq. ft, 43 m2**  
2 MOORGATE AVENUE, FLAT 4: 460 sq. ft, 43 m2

Sizes And Dimintions 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO2 emissions			
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