



# BROOMHILL PROPERTY SHOP

*Your one-stop, property shop*



## Flat 3, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £650.00 pcm, including water rates only – excludes all other utilities & council tax

Rent Schedule: Monthly in advance

Security Deposit: Total £650.00

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

- First Floor Studio Flat
- Pull Down Double bed
- Utility Room
- Modern Shower Room
- Newly Fitted Kitchen
- Gas Central Heating
- Deposit - 1 months rent
- Available -2nd September 2026 - 31st August 2027
- Rent £650 pcm - Water Rates included in rent
- Unihomes Bills package available upon request

**£650 PCM**

**Available: 2nd September 2026**

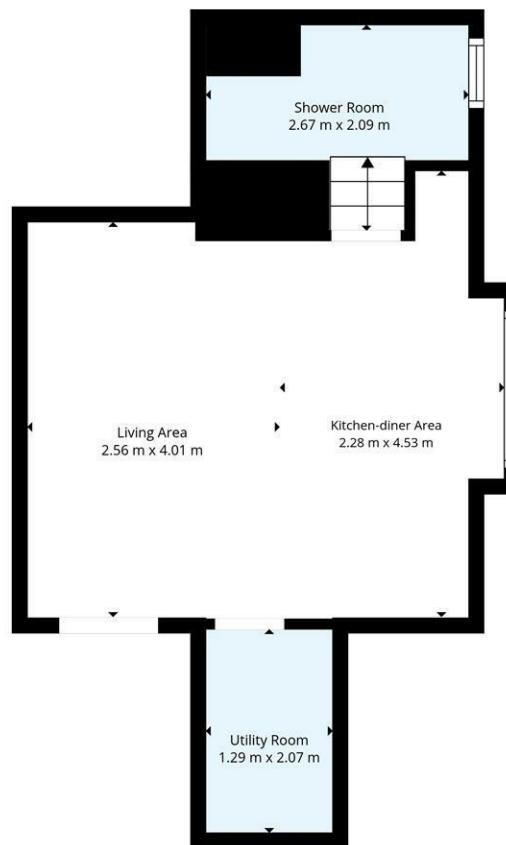


T: 0114 266 6693 | E: [admin@broomhillpropertyshop.co.uk](mailto:admin@broomhillpropertyshop.co.uk) | [www.broomhillpropertyshop.co.uk](http://www.broomhillpropertyshop.co.uk)



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**TOTAL: 27 m<sup>2</sup>**  
FLOOR 1: 27 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 4 m<sup>2</sup>

Sizes And Dimensions Are Approximate. Actual May Vary

Energy Efficiency Rating	
	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(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
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



Broomhill Property Shop  
138 Whitham Road, Sheffield, S10 2SR  
T: 0114 266 6693 | F: 0114 266 0095 | E: admin@broomhillpropertyshop.co.uk  
W: www.broomhillpropertyshop.co.uk