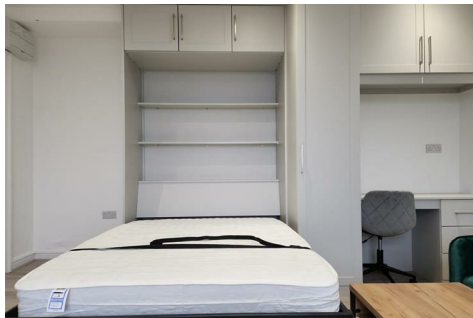




# BROOMHILL PROPERTY SHOP

*Your one-hop, 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**

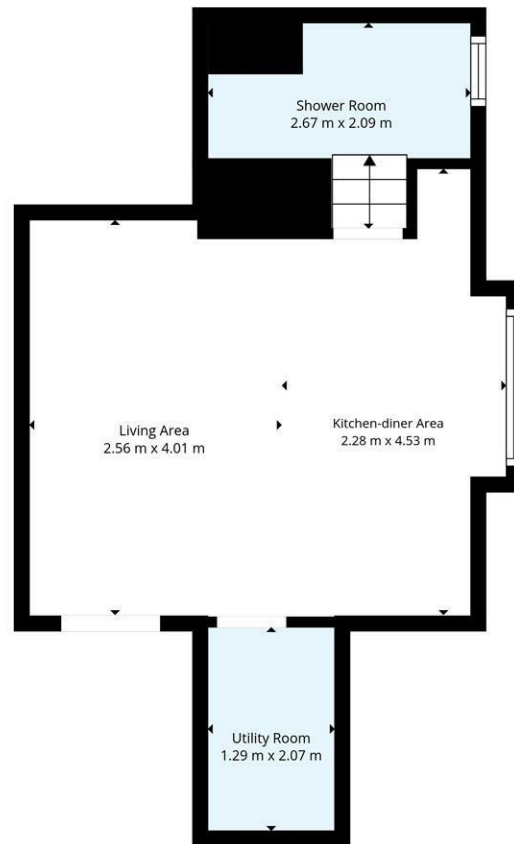


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# BROOMHILL PROPERTY SHOP

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**TOTAL: 27 m2**  
**FLOOR 1: 27 m2**  
**EXCLUDED AREAS: WALLS: 4 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 CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**Broomhill Property Shop**

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