

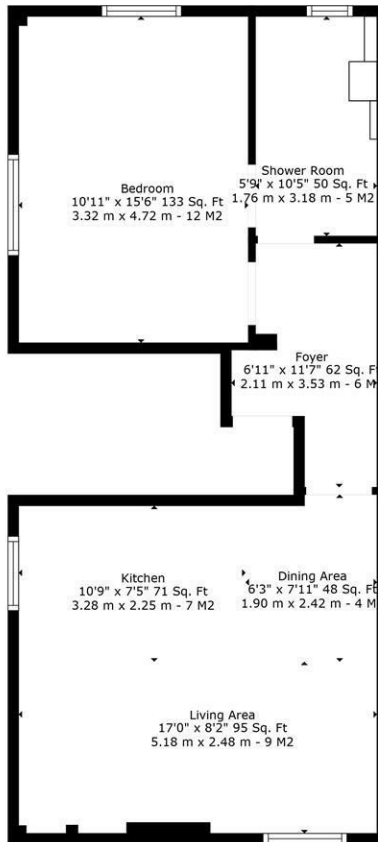


## Flat E, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £945.00 pcm, including water rates & Internet only - excludes all other utilities & council tax  
 Rent Schedule: Monthly in advance  
 Security Deposit: Total £945.00  
 Bills Package: Unihomes package available for electricity & TV licence (optional)  
 Council Tax: Band A - not applicable for full-time students  
 EPC Rating: C  
 Tenancy Start Date: 2nd September 2026

**£945 PCM**  
**Available: 2nd September 2026**

- Modern second floor One Bedroom Flat
- Open Plan Kitchen lounge
- Contemporary Shower room
- Double bedroom
- Economy 7 heating
- First come first serve private parking
- Tenancy Start Date: 2nd September 2026
- Deposit - One months rent
- Rent £945.00 pcm including water rates & Internet
- Unihomes Bills package available upon request



**TOTAL: 468 sq. ft, 43 m2**  
 2 MOORGATE AVE, FLAT E: 468 sq. ft, 43 m2  
 EXCLUDED AREAS: LOW CEILING: 98 sq. ft, 9 m2  
 Sizes And Dimintions Are Approximate. Actual May Vary



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO2 emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		