



Flat 2, 256 Crookesmoor Road, Sheffield, S10 1BE

Rent: £700.00 pcm, including water rates only - excludes all other utilities & council tax

Rent Schedule: Monthly in advance

Security Deposit: Total £700.00

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

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

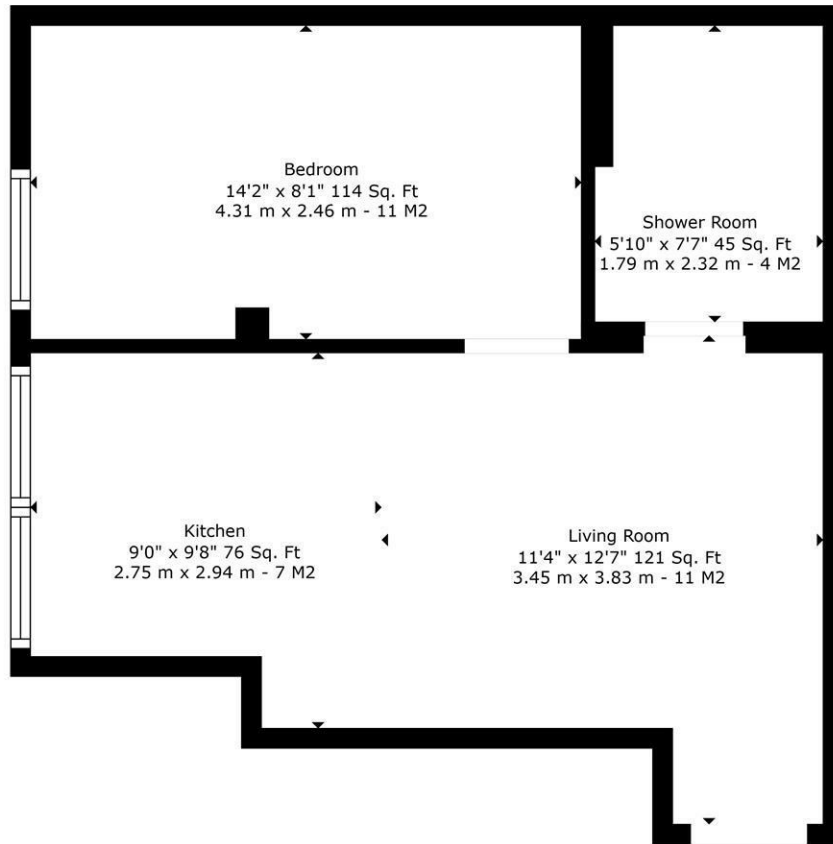
EPC Rating: C

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

£700 PCM

Available: 2nd September 2026

- Ground Floor - One Bedroom Flat
- Fully Furnished
- Bathroom with shower above bath
- Open Plan kitchen lounge
- Gas Central Heating
- First come first serve Private Parking
- Available - 2nd September 2026 - 31st August 2027
- Deposit - One months rent
- Rent - £700 pcm including water rates
- Unihomes Bills package available upon request



TOTAL: 366 sq. ft, 34 m2
 256 CROOKESMOOR ROAD, FLAT 2: 366 sq. ft, 34 m2

Sizes And Dimentions 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 ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

76 78

80 84