



### Viewings

Viewings by arrangement only.  
Call 0114 2666300 to make an appointment.

### Vendors Comments

Add text here

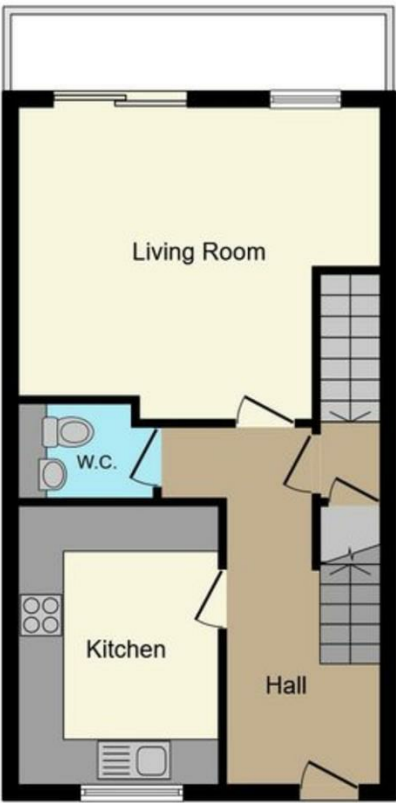
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 80                      | 80        |
| (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 |           |

**JC SALES & LETTINGS**

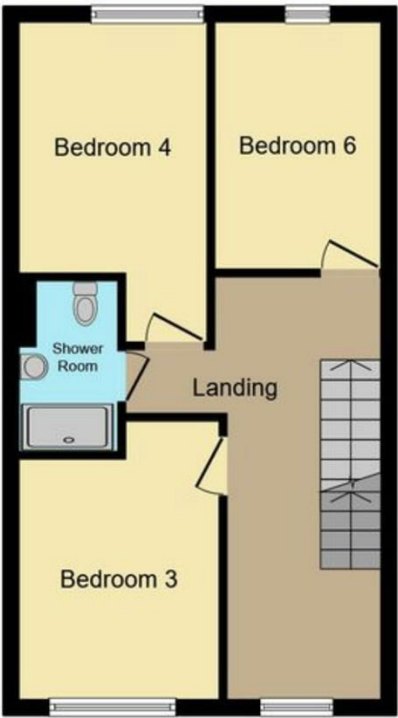
Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

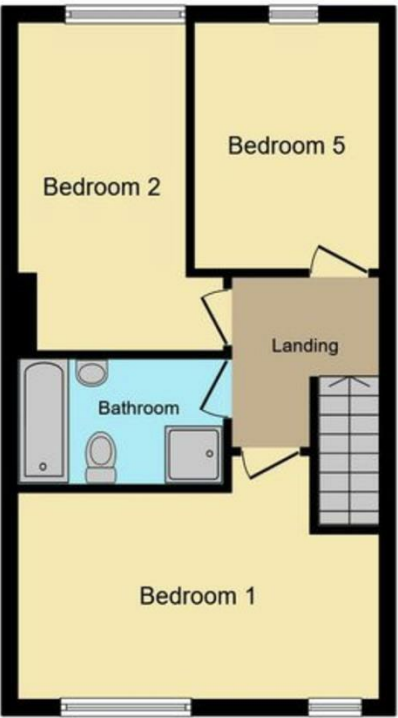
Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



Ground Floor



First Floor



Second Floor



23 Broom Street, Sheffield, S10 2DA

£90 Per week

- Stunning, larger than average 6 bedroom property
- £90 per person per week
- Three bathrooms
- Conveniently located for both Sheffield Universities
- Available for immediate occupation
- Student or professional sharers
- All inclusive bills package available at £112 per person per week
- Modern throughout
- Close for an abundance of local amenities
- Early viewing highly recommended

# 23 Broom Street, Sheffield S10 2DA

\*\*\* STUDENT \*\*\* £90 PER PERSON PER WEEK \*\*\*  
BILLS INCLUDED OPTION AVAILABLE AT £112 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 6 \*\*\*  
A TRULY STUNNING, six bedroom mid terrace property located extremely close to BOTH SHEFFIELD UNIVERSITIES and has THREE BATHROOMS.  
Ideal for STUDENTS studying at BOTH SHEFFIELD UNIVERSITIES and close to an abundance of local amenities.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade C.

 6

 3

 2

 C

Council Tax Band: B

