



# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



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

Rent: £960.00 pcm, including water rates & Internet only – excludes all other utilities & council tax  
Rent Schedule: Monthly in advance  
Security Deposit: Total £960.00  
Bills Package: Unihomes package available for electricity & TV licence (optional)  
Council Tax: Band A - not applicable for full-time students  
EPC Rating: C  
Tenancy Dates: 2nd September 2026 – 31st August 2027

- Modern second floor One Bedroom Flat
- Open Plan Kitchen lounge
- Contemporary Shower room
- Double bedroom
- Economy 7 heating
- First come first serve private parking
- Available - 2nd September 2026 – 31st August 2027
- Deposit - One months rent
- Rent £960.00 pcm including water rates & Internet
- Unihomes Bills package available upon request

**£960 PCM**

**Available: 2nd September 2026**

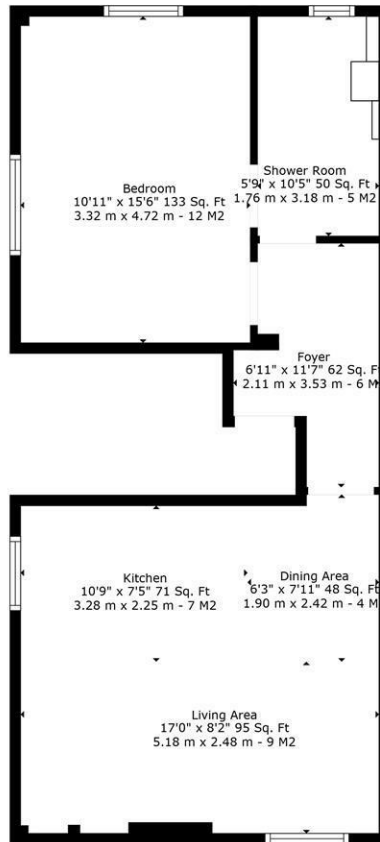


T: 0114 266 6693 | E: [admin@broomhillpropertyshop.co.uk](mailto:admin@broomhillpropertyshop.co.uk) | [www.broomhillpropertyshop.co.uk](http://www.broomhillpropertyshop.co.uk)



# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



BROOMHILL  
PROPERTY SHOP

**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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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