



# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



## 12 Ashdell Road, Sheffield, S10 3DA

### STUDENT ACCOMMODATION

Rent: £106.00 pp/pw, excluding utilities & council tax

Rent Schedule: Payable in 12 equal Monthly Instalments in advance

Security Deposit: £200 per person, total £1000.00

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

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

EPC Rating: E

- STUDENT ACCOMMODATION
- 5 Double bedrooms
- Kitchen with Utility Room
- Spacious Lounge
- Shower Room & Bathroom
- On street permit parking
- Deposit - £200 per person
- Tenancy Dates -3rd July 2026 - 30th June 2027
- Rent - £106 pp/pw
- Unihomes Bills package available upon request

**£530 Per Week**

**Available: 3rd July 2026**



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

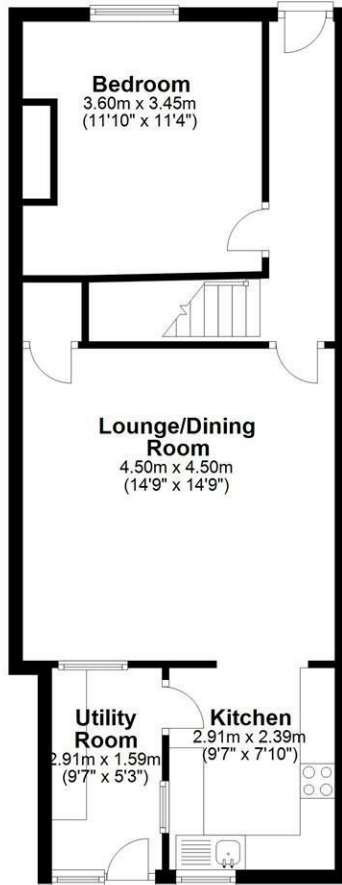


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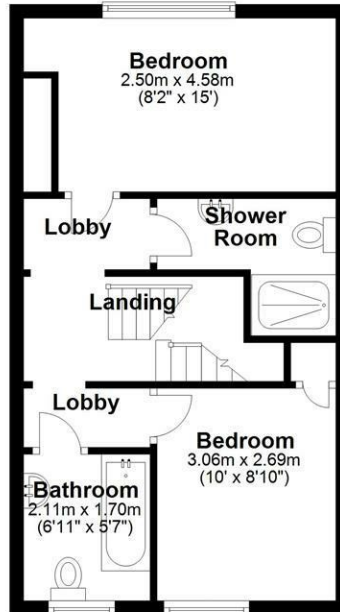
## Ground Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



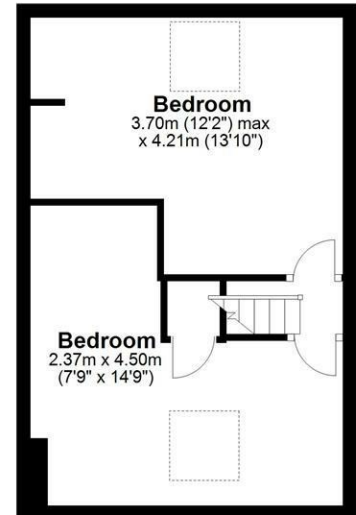
## First Floor

Approx. 29.3 sq. metres (315.1 sq. feet)



## Second Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



Total area: approx. 112.2 sq. metres (1207.6 sq. feet)

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            | <b>86</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>                            |  | <b>52</b>                  |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>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>                                              |           | <b>84</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>                                                | <b>43</b> |                            |
| (1-20) <b>G</b>                                                 |           |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                            |
| England & Wales                                                 |           | EU Directive<br>2002/91/EC |



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