



BROOMHILL PROPERTY SHOP

Your one-hop, property shop



Flat 4, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £690.00 pcm, including water rates only – excludes all other utilities & council tax

Rent Schedule: Monthly in advance

Security Deposit: Total £690.00

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

- Large First Floor Studio Flat
- Double bed
- Shower Room
- Modern Kitchen
- Gas Central Heating
- First come first serve Private Parking
- Deposit - 1 Months Rent
- Available - 2nd September 2026 - 31st August 2027
- Rent £690 pcm - Water Rates included in rent
- Unihomes Bills package available upon request

£690 PCM

Available: 2nd September 2026



T: 0114 266 6693 | E: admin@broomhillpropertyshop.co.uk | www.broomhillpropertyshop.co.uk



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TOTAL: 460 sq. ft, 43 m2
2 MOORGATE AVENUE, FLAT 4: 460 sq. ft, 43 m2

Sizes And Dimintions 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	



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