



BROOMHILL PROPERTY SHOP

Your one-hop, property shop



44 Lydgate Lane, Broomhill, Sheffield, S10 5FH

STUDENT ACCOMMODATION

Rent: £92.00 pp/pw, excluding utilities & council tax

Rent Schedule: Payable in 12 equal Monthly Instalments in advance

Security Deposit: £200 per person, total £600.00

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

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

EPC Rating: E

■ STUDENT ACCOMMODATION

- 3 Double Bedroom
- Additional Study Room
- Lounge with Modern Off Shot Kitchen
- Shower Room
- On Street Parking
- Deposit - £200 per person
- Tenancy Dates -3rd July 2026 - 30th June 2027
- Rent: £92 pp/pw
- Unihomes Bills package available upon request

£276 Per Week

Available: 3rd July 2026



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

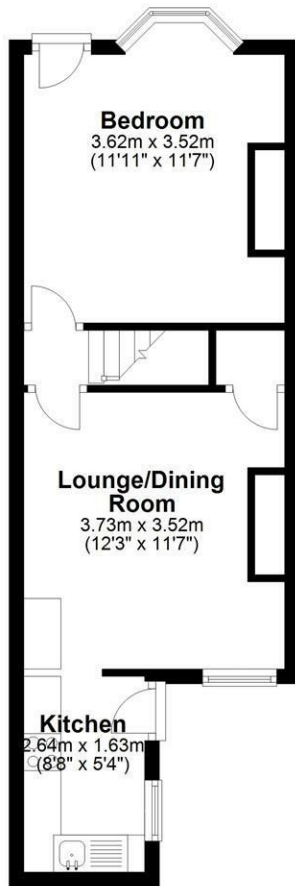


BROOMHILL PROPERTY SHOP

Your one-hop, property shop

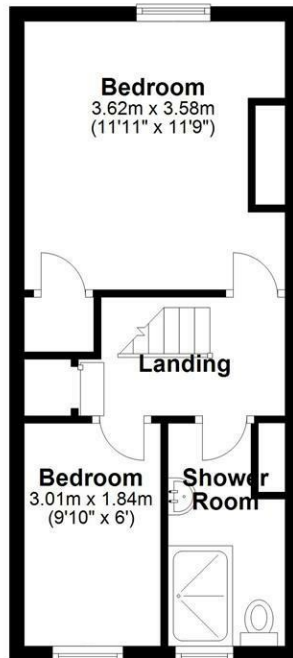
Ground Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



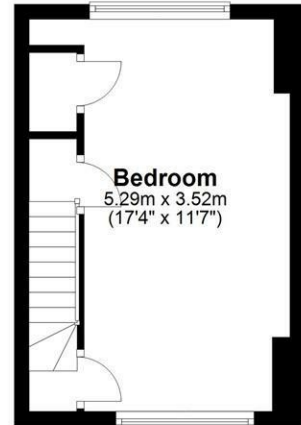
First Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



Second Floor

Approx. 18.6 sq. metres (200.3 sq. feet)



Total area: approx. 82.3 sq. metres (886.4 sq. feet)

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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