



BROOMHILL PROPERTY SHOP

Your one-hop, property shop



78 Westbourne Road, Broomhill, Sheffield, S10 2QT

Rent: £135.00 pp/pw, excluding utilities & council tax
Rent Schedule: Payable in 12 equal Monthly Instalments in advance
Security Deposit: £200 per person, total £400.00
Bills Package: Unihomes package available for gas, electricity, water, internet & TV licence (optional)
Council Tax: Band A - not applicable for full-time students
EPC Rating: D
Tenancy Dates: 3rd July 2026 – 30th June 2027

£270 Per Week

Available: 3rd July 2026

- First floor maisonette flat
- Close to Botanical gardens
- Two double bedroom
- Additional spare room
- Modern Shower Room
- Lounge with balcony
- Deposit - £200 per person
- Tenancy Dates -3rd July 2026 - 30th June 2027
- Rent - £135 pp/pw
- Unihomes Bills package available upon request



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

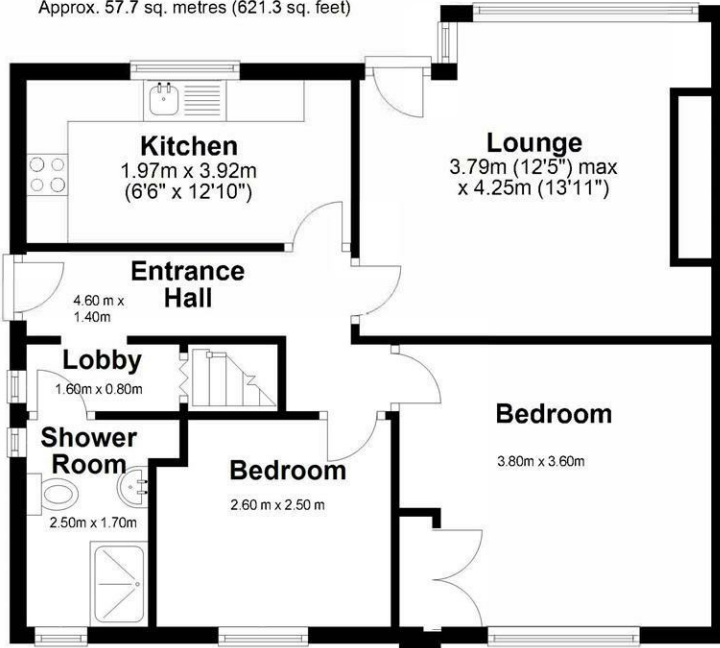


BROOMHILL PROPERTY SHOP

Your one-hop, property shop

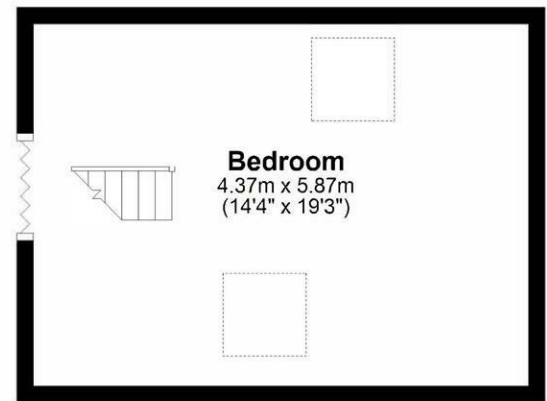
First Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.1 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 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		
	55	73
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		
	48	71
England & Wales	EU Directive 2002/91/EC	



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