

BROOMHILL PROPERTY SHOP

Your one-hop, property shop









36 Spooner Road, Broomhill, Sheffield, S10 5BN

STUDENT ACCOMMODATION

Rent: £104.00 pp/pw, excluding utilities & council tax Rent Schedule: Payable in 12 equal Monthly Instalments in advance

Security Deposit: £200 per person, total £1000.00

 $\label{eq:bills} \mbox{Bills Package: Unihomes package available for gas, electricity, water, internet \& TV licence (optional) \\ \mbox{Council Tax: Band A - not applicable for full-time students}$

EPC Rating: E

£520 Per Week

Available: 3rd July 2026

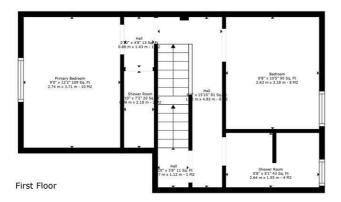


- STUDENT ACCOMMODATION
- 5 Bedrooms
- Large Kitchen
- 2 x Shower Rooms & Additional W.C.
- Lounge with leather sofas
- Private Parking
- Deposit £200 per person
- Tenancy Dates -3rd July 2026 30th June 2027
- Rent -£104 pp/pw
- Unihomes Bills package available upon request

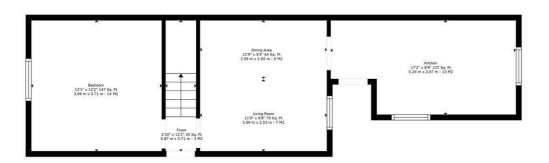


BROOMHILL PROPERTY SHOP

Your one-hop, property shop







Ground Floor



TOTAL: 1135 sq. ft, 105 m2

GROUND FLOOR: 473 sq. ft, 44 m2, FIRST FLOOR: 390 sq. ft, 36 m2, SECOND FLOOR: 272 sq. ft, 25 m2

EXCLUDED AREAS: LOW CEILING: 38 sq. ft, 2 m2

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	
(69-80)			
(55-68)			
(39-54)	45		
(21-38)			
(1-20) G			
Not energy efficient - higher running costs			
Fudiand X. Wales	Vales EU Directive 2002/91/EC		

