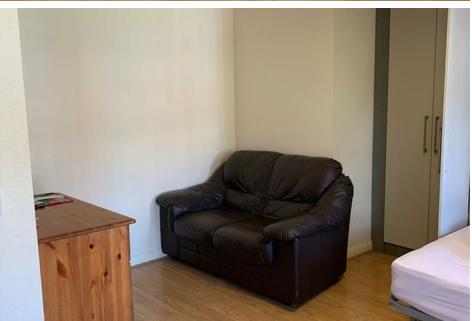




# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



## Flat 11, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £670.00 pcm, including water rates only – excludes all other utilities & council tax

Rent Schedule: Monthly in advance

Security Deposit: Total £670.00

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

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

EPC Rating: D

Tenancy Dates: 2nd September 2026 – 31st August 2027

**£670 PCM**

**Available: 2nd September 2026**

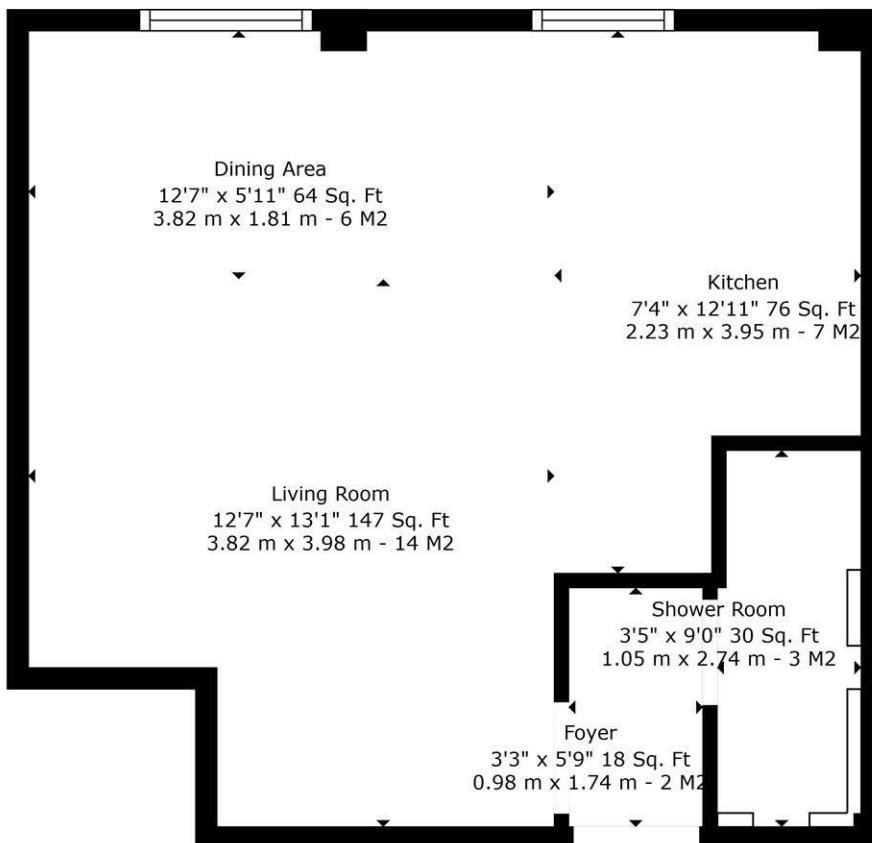
- Second Floor Studio Flat
- Shower Room
- Pull Down Double Bed
- Modern fitted kitchen
- Economy 7 Heating
- First come first serve private parking
- Deposit - 1 months rent
- Available -2nd September 2026 - 31st August 2027
- Rent - £670 pcm (Water Rates included)
- Unihomes Bills package available upon request





# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



  
BROOMHILL  
PROPERTY SHOP

**TOTAL: 343 sq. ft, 32 m<sup>2</sup>**  
2 MOORGATE AVE, FLAT 11: 343 sq. ft, 32 m<sup>2</sup>  
EXCLUDED AREAS: LOW CEILING: 18 sq. ft, 2 m<sup>2</sup>

Sizes And Dimensions Are Approximate. Actual May Vary

Energy Efficiency Rating	
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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC 



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Broomhill Property Shop  
138 Whitham Road, Sheffield, S10 2SR  
T: 0114 266 6693 | F: 0114 266 0095 | E: admin@broomhillpropertyshop.co.uk  
W: www.broomhillpropertyshop.co.uk