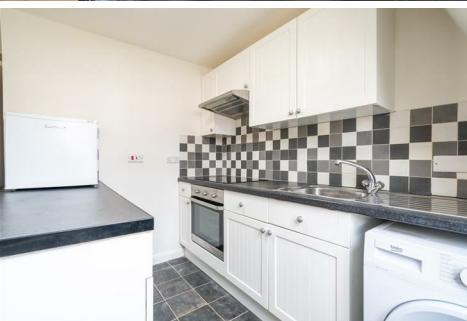




# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



## Flat 9, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £650.00 pcm, including water rates only – excludes all other utilities & council tax

Rent Schedule: Monthly in advance

Security Deposit: Total £650.00

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

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

EPC Rating: E

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

- Second Floor Studio Flat
- Shower Room
- Pull Down Double Bed
- Modern fully fitted kitchen
- First come first serve private parking
- Economy 7 heating
- Deposit - 1 Months Rent
- Available -2nd September 2026 - 31st August 2027
- Rent £650 pcm - Water Rates included
- Unihomes Bills package available upon request

**£650 PCM**

**Available: 2nd September 2026**

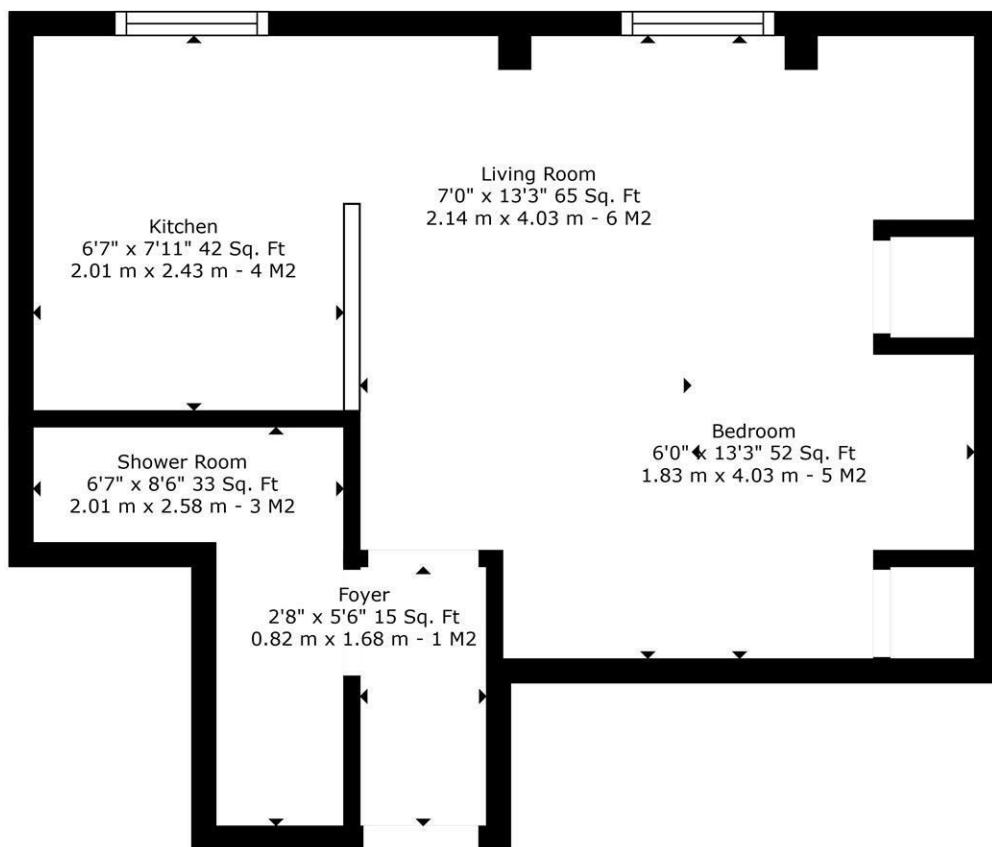


T: 0114 266 6693 | E: [admin@broomhillpropertyshop.co.uk](mailto:admin@broomhillpropertyshop.co.uk) | [www.broomhillpropertyshop.co.uk](http://www.broomhillpropertyshop.co.uk)



# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



  
BROOMHILL  
PROPERTY SHOP

**TOTAL: 225 sq. ft, 21 m2**  
2 MOORGATE AVE, FLAT 9: 225 sq. ft, 21 m2  
EXCLUDED AREAS: LOW CEILING: 49 sq. ft, 6 m2

Sizes And Dimensions Are Approximate. Actual May Vary

Energy Efficiency Rating	
	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	49
(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	
	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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