

## Flat 3, 11 Lawson Road, Sheffield, South Yorkshire, S10 5BU

Rent: £1050.00 per calendar month (excluding utilities)

UniHomes utilities: £66.00 per person per week

Security Deposit: £1050.00

Tenancy Type: Cohesive – Joint & Several

Tenancy Dates: 2nd July 2026 - 29th June 2027

Property Rent Schedule (Monthly): £1,050.00 PCM

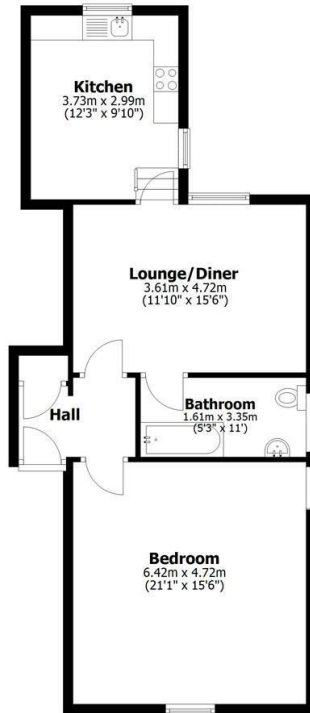
Management: Property managed and rent collected by Broomhill Property Shop – Glossop Road

**£1,050 Per Month**  
**Available: 1st September 2026**

- 1 bedroom
- 1 bathroom
- Tenancy dates: 2nd July 2026 - 29th June 2027
- Appliances: washing machine, fridge/freezer, microwave
- Deposit: £975.00
- Distance to University: 7 minute walk
- Distance to shops: 2 minute walk
- Free off street parking
- All-inclusive bills available
- Available to full time students only

**First Floor**

Approx. 61.3 sq. metres (659.9 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**Flat 3, 11 Lawson Road**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>57</b>	<b>75</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		