



12B Tipton House Road, Broomhill, Sheffield, South Yorkshire, S10 5BY

Rent: £108.00 per person per week (excluding utilities)

Rent + utilities: £130.00 per person per week

Security Deposit: £200.00 per person

Tenancy Type: Cohesive – Joint & Several

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

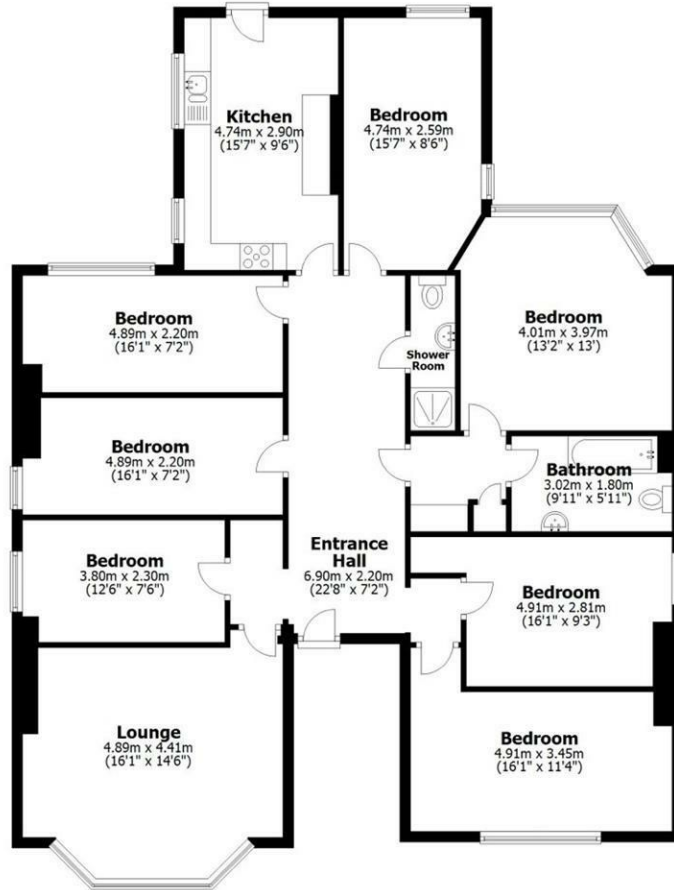
Property Rent Schedule (Monthly): £2,808.00 PCM (£468.00 per calendar month per tenant)

£648 Per Person Per Week
Available: 2nd July 2026

- 6 Bedrooms
- 2 Bathrooms
- Appliances: Microwave, washing machine, fridge, freezer, dishwasher, washer, dryer
- Deposit: £200.00 per person
- Distance to Uni: 12 Minutes
- Distance to shops: 5 Minutes
- Large garden with Pergola
- Available to students
- Tenancy Dates: 2nd July 2026 - 29th June 2027
- Free off street parking (driveway)

Ground Floor

Approx. 149.8 sq. metres (1612.3 sq. feet)



Total area: approx. 149.8 sq. metres (1612.3 sq. feet)

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

| 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 | | 56 | |
| (21-38) F | | | |
| (1-20) G | | | 71 |
| Not energy efficient - higher running costs | | | |
| 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 | | 52 | |
| (21-38) F | | | |
| (1-20) G | | | 72 |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |