



## 28 Cemetery Avenue, Ecclesall Road, S11 8NT

Rent: £95.00 per person per week

Rent + utilities: £119.00 per person per week

Security Deposit: £200.00 per person

Tenancy Type: Cohesive – Joint & Several

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

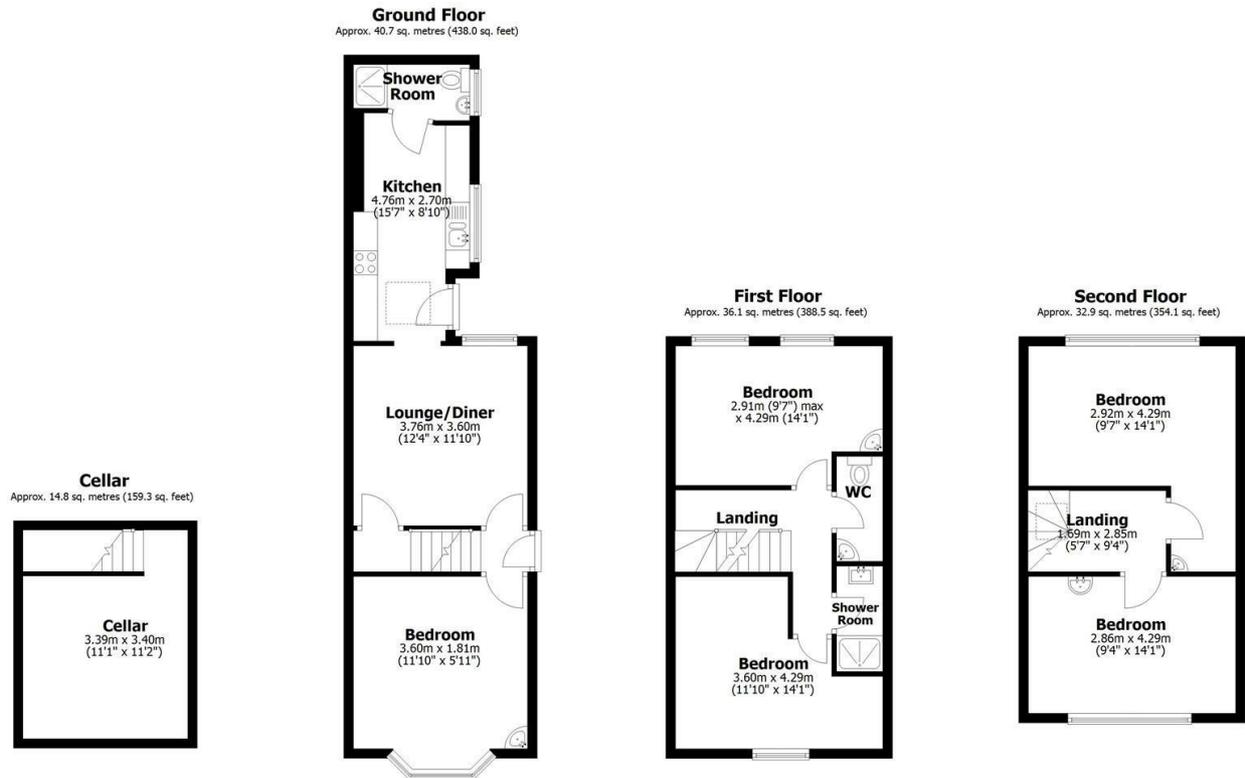
Property Rent Schedule (Monthly): £2,058.33 PCM (£411.66 per calendar month per tenant)

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

**£475 Per Person Per Week**

**Available: 2nd July 2026**

- 5 Double Bedrooms
- 2 Bathrooms
- \*BRAND NEW LIVING ROOM / 55" TV\*
- Appliances: Washer, Dryer, Dishwasher, Gas Hob, Fridge/freezer, Microwave
- Deposit per person: £200.00
- Distance to Uni: 2 mins
- Distance to Shops: 2 mins
- Parking Arrangements: Permit Parking
- Available to students only
- Tenancy Dates: 2nd July 2026 - 29th June 2027



**Ground Floor**  
Approx. 40.7 sq. metres (438.0 sq. feet)

**First Floor**  
Approx. 36.1 sq. metres (388.5 sq. feet)

**Second Floor**  
Approx. 32.9 sq. metres (354.1 sq. feet)

**Cellar**  
Approx. 14.8 sq. metres (159.3 sq. feet)

Total area: approx. 124.5 sq. metres (1339.9 sq. feet)

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

**28 Cemetery Avenue**

