



# BROOMHILL PROPERTY SHOP

*Your one-hop, property shop*



## 383b Crookesmoor Road, Crookesmoor, Sheffield, S10 1BD

RENT £86 pp/pw - All inclusive bills available upon request

Situated in the highly desirable area of Crookesmoor Road, this good sized student house is only a short walk away from the University of Sheffield.

Features: 7 large double bedrooms, Large modern kitchen, Communal lounge with leather sofas, Nicely decorated with all modern furniture, 2 shower rooms and 1 W.C, Security alarm, Fully double glazed.

**£602 Per Week**

**Available: 1st July 2020**

- Security Alarm
- Permit Parking
- Centre of Crookesmoor
- 7 Double Bedrooms
- 2 Shower Rooms
- Spacious Lounge
- Fully Furnished
- Double Glazed
- RENT £86 pp/pw
- All inclusive bills available upon request



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



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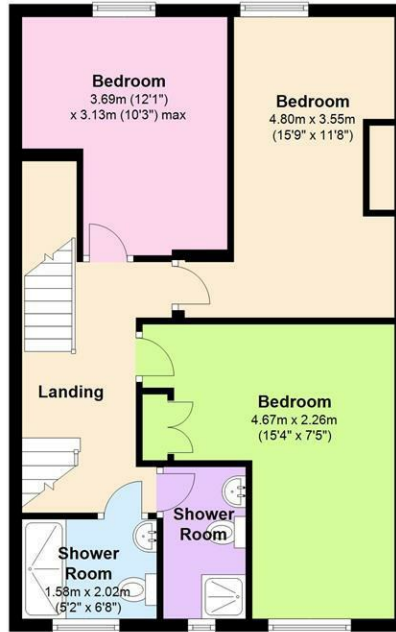
## Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



## First Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



## Second Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 147.3 sq. metres (1585.8 sq. feet)

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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