

### Directions

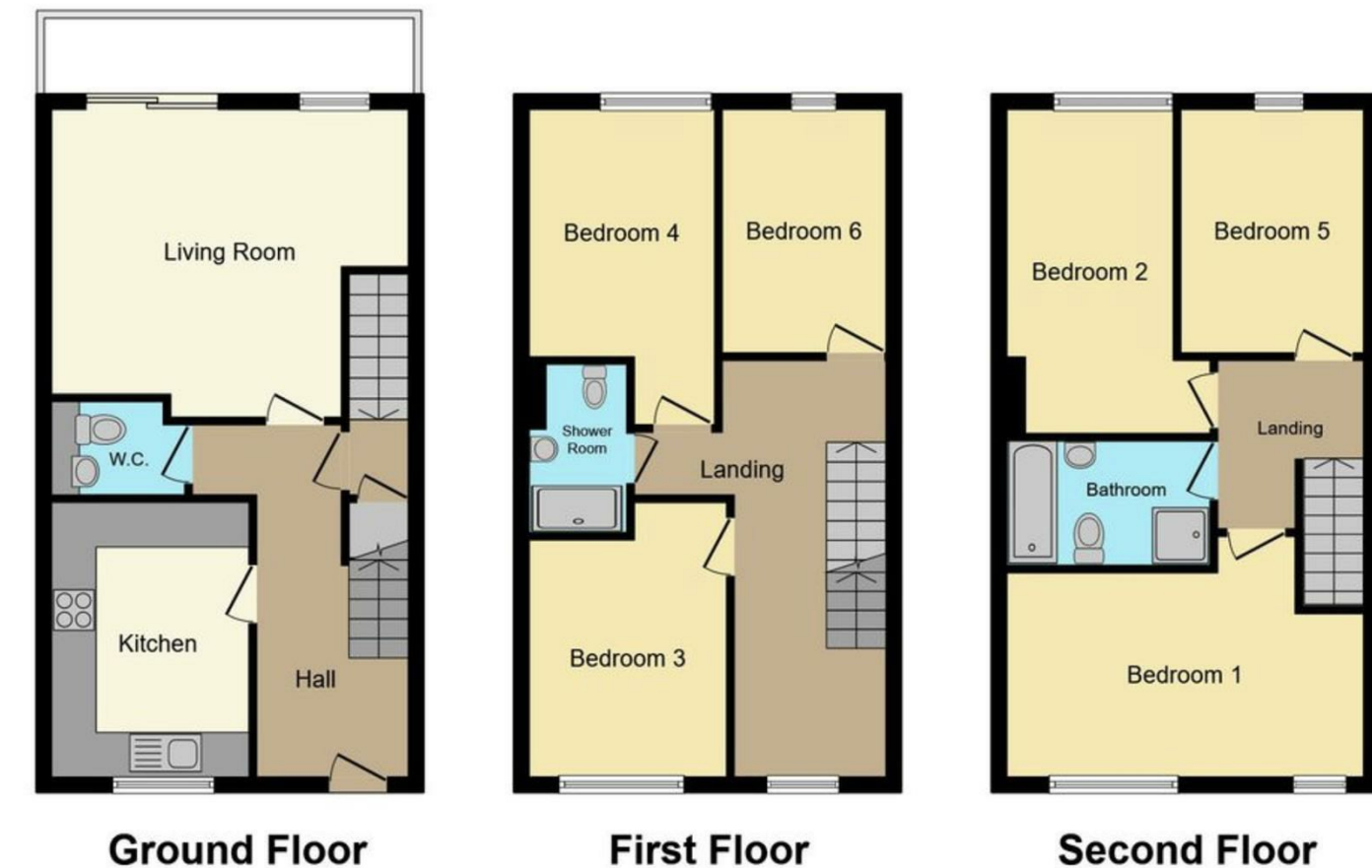
### Viewings

Viewings by arrangement only. Call 0114 2666300 to make an appointment.

### EPC Rating

C

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>	80	80
(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		
England & Wales		
EU Directive 2002/91/EC		



### 23 Broom Street, Sheffield, S10 2DA

£1,664 Per month

- Stunning, larger than average 6 bedroom property
- £75 per person per week
- Three bathrooms
- Conveniently located for both Sheffield Universities
- Available for immediate occupation
- Student or professional sharers
- All inclusive bills package available at £96 per person per week
- Modern throughout
- Close for an abundance of local amenities
- Early viewing highly recommended



# 23 Broom Street, Sheffield S10 2DA

\*\*\* STUDENT \*\*\* £75 PER PERSON PER WEEK \*\*\*  
BILLS INCLUDED OPTION AVAILABLE AT £96 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 4, 5 or 6 \*\*\*  
A TRULY STUNNING, six bedroom mid terrace property located extremely close to BOTH SHEFFIELD UNIVERSITIES and has THREE BATHROOMS.  
Ideal for STUDENTS studying at BOTH SHEFFIELD UNIVERSITIES and close to an abundance of local amenities.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade C.

 6

 3

 2

 C

Council Tax Band: B

