

# DECISIONS, DECISIONS...



QUALITY STUDENT ACCOMMODATION WITH SUPERIOR SERVICE



## BROOMHILL PROPERTY SHOP

319 Glossop Road  
Sheffield S10 2HP

[www.broomhillpropertyshop.co.uk](http://www.broomhillpropertyshop.co.uk)  
[admin@broomhillpropertyshop.co.uk](mailto:admin@broomhillpropertyshop.co.uk)  
Telephone: 0114 266 6693 or 0114 272 7787

138 Whitham Road  
Sheffield S10 2HP

# BROOMHILL PROPERTY SHOP

Quality Student Accommodation  
with a superior service

***Crookesmoor, Broomhill, Crookes, Broomhall,  
Hunters Bar and City Centre.***



319 Glossop Road, S10 2HP



138 Whitham Road, S10 2SR

## ABOUT US

BPS is a locally based business in the heart of Broomhill with over 30 years experience in all aspects of student accommodation. We offer a wide selection of quality affordable student accommodation ranging from shared houses to individual flats and bedsits, conveniently placed for Sheffield University and Sheffield Hallam.

Our staff are experienced in dealing with student lettings and understand the importance of ensuring your home is comfortable, clean, warm and safe. We aim to deal with problems that arise during the course of the year as quickly and efficiently as possible to minimise any disruption to your studies.

We constantly liaise with Sheffield City Council and Sheffield University to ensure our properties are of a high standard and comply with current regulations. All of our properties comply with current legislation including Gas Safety, NICEIC Electric Certification, HMO (House in Multiple Occupation legislation where necessary) and all fire provisions. Our properties are registered with Sheffield University Accommodation and Campus Services and our tenancy agreements have their approval.

## OUR REPUTATION

We feel our best references are our current and former students. If you want to speak to any of our existing tenants then we are happy to arrange for you to speak to them or if you prefer take a look at our testimonials page.

## ARRANGING A VIEWING

Please contact the office if you wish to view any of the properties. Within office hours a member of staff will meet your group at the selected property to show you round. If you wish to view a property outside of office hours we can provide you with the contact details of the existing tenants enabling you to view properties at a mutually convenient time. If you are having problems arranging a viewing please contact the office as soon as possible.

Please try and see the property as a whole group in one viewing in order to minimise disruption for the existing tenants.

Please feel free to ask any of our current tenants about us as landlords. We do try and offer a first class service for all our tenants.

The level of rent depends on location, the size of rooms and property. In some cases, there may be a slight increase to the existing rent.

If you are interested in a property but would like some changes to be made to it, please discuss your needs with us and we will see what we can do.

## SIGNING FOR A PROPERTY

- If you do wish to take one of our properties please contact the office to arrange an appointment to sign the contract at one of our offices. We have an office on Whitham Road and Glossop Road.
- We use the University Approved Assured Shorthold tenancy for all our student tenancies. This will be prepared for you to sign as a group.
- Deposit and administration fees are payable dependant on which property you chose. Please check with the office for details.
- The rent is paid with 3 post dated cheques (each cheque covers 4 months on a 12 month tenancy). These cheques are handed to Broomhill Property Shop on the signing of the contract.

*Good luck on finding your new home!!*



## 1 BEDROOM



### 18A, PARKERS ROAD, BROOMHILL, S10 1BN

Superb newly refurbished one bedroom flat located in the heart of Broomhill. 10 minutes walk from the Information Commons and five minutes from S10 Sports Centre.

- Fully furnished.
- Modern dining kitchen.
- Lounge with laminated flooring.
- Bathroom with over bath shower.
- Double glazed, GCH.
- Security and fire alarm.
- One parking space.
- HMO licensed.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 1 BEDROOM



### GARDEN FLAT, 15 BEECHILL ROAD, S10 2GA

Excellent location – on the doorstep of Hallamshire Hospital's medical department. Close to shops and other amenities in the centre of Broomhill.

- Large double bedroom.
- Large lounge.
- Separate kitchen.
- Bathroom with shower.
- Laminate flooring and blackout blinds.
- Gas central heating.
- Fully double glazed.
- Security alarm.
- On road parking.
- University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 1 BEDROOM



### 16A PARKERS ROAD, BROOMHILL, S10 1BN

Newly refurbished basement flat in the center of Broomhill. Excellent location for Sheffield University students and people working at one of the hospitals in the area.

- Large double bedroom.
- Large living room area with modern furniture and laminate flooring.
- Modern kitchen with new appliances.
- Contemporary bathroom with shower.
- Gas central heating and fully double glazed.
- Private parking space for 1 car.
- Suitable for one or couple.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 1 BEDROOM



### GARDEN FLAT, 319 GLOSSOP ROAD, BROOMHALL

Contemporary studio flat on the doorstep of Sheffield University and within walking distance of the City Center. Suit student or professional.

- Modern decor and furniture.
- Large lounge area with bedroom to side.
- Contemporary kitchen with all the mod cons.
- New bathroom with shower over bath.
- Terracota tiling throughout the flat.
- Large outdoor dining area.
- Gas central heating.
- Fully double glazed.
- Security alarm.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## GARDEN FLAT, 383A CROOKESMOOR ROAD, S10 1BD

Good flat for one or couple in the centre of Crookesmoor.

Good sized double bedroom.  
Good sized lounge area with modern furnishings.  
Modern kitchen.  
Bathroom with shower.  
Gas central heating.  
Fully double glazed.

Security alarm.  
Small yard and garden area.  
University registered.



1 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## GARDEN FLAT, 453 CROOKESMOOR ROAD, S10 1BD

Excellent one bed flat in the centre of Crookesmoor.  
Only 5 minutes walk to the Arts Tower.

1 double bedroom with double bed.  
Good sized lounge area with modern furnishings.  
Modern kitchen and utility room.  
Bathroom with shower.  
Laminate flooring.  
Gas central heating.

Fully double glazed.  
Small frontage and back garden.  
On road parking.



1 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## GARDEN FLAT, 455 CROOKESMOOR ROAD, S10 1BD

Newly refurbished flat in the centre of Crookesmoor.  
Only 5 minutes walk to the Arts Tower.

Large double bedroom.  
Good sized lounge area with modern furnishings.  
Modern kitchen and utility room.  
New bathroom.  
Newly decorated.  
Laminate flooring.

Gas central heating.  
Fully double glazed.  
Security alarm.  
Private off road parking.  
University registered.



1 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## GARDEN FLAT 381A, CROOKESMOOR ROAD

Good flat for one or couple in the centre of Crookesmoor.  
Only 5 minutes walk to the Arts Tower.

1 double bedroom with double bed.  
Good sized lounge area with modern furnishings.  
Modern kitchen.  
Bathroom with shower.

Gas central heating.  
Fully double glazed.  
Security alarm.  
Small yard and garden area.  
University registered.



1 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 2 BEDROOM



### 40 CROOKES ROAD, BROOMHILL, S10 5BB

Excellent property in the centre of Broomhill. Only 10 mins walk to the University and close to all the shops, bars and restaurants.

2 large double rooms with double beds.  
Large lounge  
Modern dining kitchen.  
Bathroom with shower and WC.  
Modern decor and furnishings.  
Laminated flooring and leather sofas.

Gas central heating.  
Fully double glazed.  
Security alarm.  
Small frontage and back garden.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 2 BEDROOM



### 64 LYDGATE LANE, BROOMHILL, S10 5FH

Outstanding property in the centre of Broomhill, close to the University, hospital, local amenities and public transport.

2 large double bedrooms with built in wardrobe and storage areas.  
1 study room.  
Modern décor and furnishings.  
Good sized modern dining kitchen.

Modern bathroom with shower over bath.  
Large lounge with bay window.  
Garden to front and back with paved seating area.  
Good on street parking.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 2 BEDROOM



### 6 DUNCAN ROAD, CROOKES, S10 1SN

Good house in the centre of Crookes. Only 20 minutes walk to the University (on the 52 bus route).

2 bedrooms one double and one single.  
Dining kitchen.  
Large lounge area with modern furnishings.  
Gas central heating.  
Double glazing.

Security alarm.  
Small frontage and back yard.  
Easy on road parking.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 2 BEDROOM



### 237 OXFORD STREET, CROOKESMOOR, S6 3FD

Newly refurbished semi detached house in the centre of Crookesmoor. Only 10 minutes walk to Sheffield University.

2 large double rooms with double beds.  
Modern decor and furnishings.  
Laminate flooring on ground floor.  
New carpets on first floor.  
Fully double glazed.  
Security alarm.  
Air conditioned conservatory.

Newly refurbished bathroom.  
Modern kitchen and bathroom.  
Storage room.  
Separate ground floor room with bay window – can be used as a study or lounge.  
Large well kept front and back garden.  
Off road parking.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 23 STOTHARD ROAD, CROOKES, S10 1RD

Located in the heart of Crookes with easy access to the University and City Centre via a main bus route. Only 20 minutes walk to Sheffield University.

- 2 double rooms.
- Modern decor and furnishings.
- Laminate flooring on ground floor.
- Fully double glazed.
- Gas central heating.
- Modern kitchen and bathroom.
- Easy on road parking.



2 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 166 CROOKESMOOR ROAD, CROOKESMOOR, S6 3FS

Newly refurbished house for 3 in the centre of Crookesmoor. Only 5 minutes walk to Sheffield University. A really exceptional property in a prime location.

- 3 double bedrooms with double beds.
- Lounge with leather sofas and laminated floor.
- Large dining kitchen.
- Bathroom with shower & WC.
- Gas central heating.
- Fully double glazed.
- Security alarm.
- Back yard and small frontage.
- On road parking.
- University registered.



3 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 38 SPOONER ROAD, BROOMHILL, S10 5BN

Refurbished house for 3 located in the heart of Broomhill, ideally located for shops, cafes and bars. 10 minute walk to Sheffield University campus.

- 3 double bedrooms.
- Large dining kitchen.
- Bathroom with shower, WC.
- Gas central heating.
- Fully double glazed.
- Small frontage and back garden.



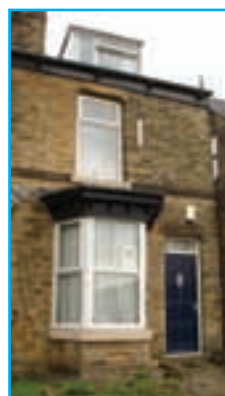
3 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 44 LYDGATE LANE, CROOKES, S10 5FH

Excellent house for 3. Close to the centre of Broomhill.

- 3 large double rooms.
- 1 extra study room.
- Large lounge with modern off shot kitchen.
- Bathroom with shower and WC.
- Good decor and furnishings.
- Gas central heating.
- Double glazed windows.
- Security alarm.
- Front garden and rear yard.
- Easy on road parking.
- University registered.



3 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 3 BEDROOM



### 53 CLEMENTSON ROAD, CROOKES, S10 1GS

Recently refurbished house in the centre of Crookes. 15 mins walk from Sheffield University.

3 double bedrooms two of which have wash basins.  
1 single room.  
Modern decor and furnishings.  
Laminate flooring and leather sofas.  
Refurbished kitchen with tumble dryer and washing machine.

Gas central heating.  
Fully double glazed.  
Security alarm.  
Small frontage and rear yard.  
Easy on road parking.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 3 BEDROOM



### 79 ROEBUCK ROAD, CROOKESMOOR, S6 3GQ

Located off Crookesmoor Rd, ten minute walk from Sheffield University Arts Tower.

Well presented large house for three.  
3 Double bedrooms, large dining kitchen.  
Bathroom with shower.  
Spare 1st floor room used as communal lounge.  
Gas central heating.

Fully double glazed.  
Small frontage and yard to rear.  
Easy on road parking.  
Due for refurbishment Summer 2010.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 3 BEDROOM



### 78 WESTBOURNE ROAD, BROOMHILL, S10 2QT

Fantastic 3 bedroom flat in the heart of Broomhill. Close to cafe, pubs and supermarkets.

2 large double bedrooms with double beds.  
1 smaller bedroom with a 3/4 bed.  
Modern kitchen.  
Bathroom with shower and WC.  
Large communal area with leather sofas.

Gas central heating.  
Fully double glazed.  
Security alarm.  
Private off road parking for one car.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 3 BEDROOM



### 313 SCHOOL ROAD, CROOKES, S10 1GN

Excellent house for 3 at the top of School Road. 15 mins walk to Sheffield University. Close to shops, bars, restaurants in Crookes.

3 large double rooms with double beds.  
New dining kitchen.  
Large lounge with laminate flooring and modern furniture.  
New bathroom with shower, WC.  
Security alarm.

Gas central heating.  
Fully double glazed.  
Small frontage and yard to back.  
On road parking.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 321 SCHOOL ROAD, CROOKES, S10 1GQ

Good house for 3 at the top of School Road. 20 mins walk to University and close to shops, bars and restaurants.

3 double bedrooms with double beds.

Extra room for use as a study, small bedroom or storage room.

Large lounge area.

Modern kitchen and bathroom.

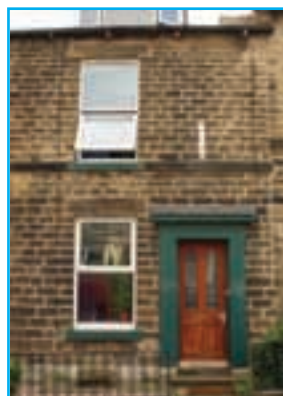
Gas central heating.

Fully double glazed.

Back yard and small frontage.

On road parking.

University registered.



3 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 344 SCHOOL ROAD, CROOKES, S10 1GR

Excellent house for 3 at the top of School Road. 15 mins walk to Sheffield University and close to shops, bars and restaurants.

3 double bedrooms.

Modern decoration and furnishings.

1 bathroom with shower and WC.

Modern lounge and kitchen.

Gas central heating.

Double glazing.

Security alarm.

Yard to front.

Parking space for one car.

University registered.



3 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 18A LAWSON ROAD, BROOMHILL, S10 5BW

Superb house in the centre of Broomhill. Only 10 minutes walk to Sheffield University and close to all the shops, bars and restaurants in Broomhill.

Modern decor and furnishings.

Large dining kitchen.

2 double bedrooms.

1 smaller bedroom with three quarter bed.

Lounge with leather sofas.

Fully double glazed.

Gas central heating.

Fully furnished.

Security alarm.

Bathroom with shower.

On road parking.

University registered.



3 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 315 SCHOOL ROAD, CROOKES, S10 1GQ

Excellent house for 4 at the top of School Road. 15 mins walk to Sheffield University. Close to shops, bars, restaurants in Crookes and on the 52 bus route.

3 double bedrooms with double beds.

1 smaller room with 3/4 bed.

Dining kitchen and lounge.

1 bathroom with shower, WC.

Security alarm.

Gas central heating.

Small frontage and yard to the back.

On road parking.



4 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 4 BEDROOM



### 103 SLINN STREET, CROOKES, S10 1NY

Located in Crookes, 10 minutes walk from the University Sports Centre, 20 minutes from the Arts Tower.

Beautifully decorated house for 4.

Fully double glazed.

Back garden with decking area.

Immaculate lounge with modern dining kitchen.

Large bathroom with shower, sink and WC.

4 large double bedrooms.

Gas central heating.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 4 BEDROOM



### 8 HOOLE ROAD, BROOMHILL, S10 5BH

Located in the heart of Broomhill, ideally located for shops, cafes and pubs. Ten minute walk to Sheffield University Campus.

4 large double bedrooms with double beds.

Double glazed.

Small frontage and back yard.

Lounge with off-shot kitchen.

On road parking.

Bathroom with shower and WC.

Gas central heating.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 4 BEDROOM



### 13 CLEMENTSON ROAD, CROOKES, S10 1GS

Excellent house – refurbished to a high standard

The property has 4 double bedrooms with double beds.

3 bedrooms have a sink in the room for convenience.

Shower.

Front and rear gardens.

Modern furniture and decor.

On road parking.

Laminate flooring & leather sofas etc.

HMO Licensed.

Fully double glazed.

University registered.

Gas central heating.

Security alarm.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 4 BEDROOM



### 60 SPOONER ROAD, BROOMHILL, S10 5BN

Shared house for 3 or 4 in the heart of Broomhill, ideal for shops, cafes and bars. Ten minute walk to Sheffield University Campus.

Newly refurbished, 3 double bedrooms and 1 single.

Back garden.

On road parking.

Bathroom with shower, WC.

Lounge with off shot kitchen.

Gas central heating.

Fully double glazed.

Modern decoration and furnishings.

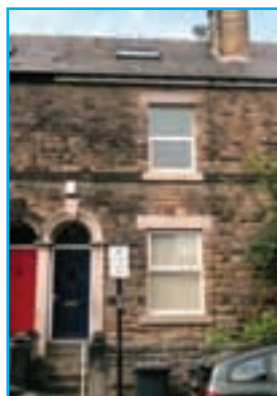
FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 12 ASHDELL ROAD, BROOMHILL, S10 3DA

Excellent house in the centre of Broomhill, close to shops and other amenities. Only a short walk to Sheffield University.

5 double bedrooms all with double beds.  
New carpets.  
Laminate flooring on ground floor.  
Modern furnishings and decoration.

Security alarm.  
Bathroom with shower.  
Gas central heating.  
Fully double glazed.  
Back yard and small frontage.  
HMO Licensed.  
University registered.



5 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 139 HOWARD ROAD, WALKLEY, S6 3RU

Superb newly refurbished property. Close to Sheffield University, good public transport and local amenities.

5 double bedrooms with double beds.  
Lounge and off shot kitchen with laminate flooring.  
Modern furnishings and decoration.  
Security alarm.  
Bathroom with shower and WC.

Gas central heating.  
Fully double glazed.  
Back yard.  
HMO Licensed.  
University registered.



5 BEDROOM

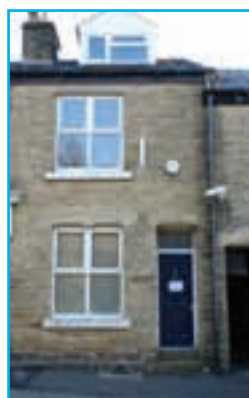
FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 156 CROOKES ROAD, CROOKES, S10 1UH

Spacious, well presented house for 5 in the heart of Crookes. Close to pubs, bars and cafes. Fifteen minutes walk from University.

5 double bedrooms with double beds.  
2 bathrooms with shower over bath.  
Modern furnishings and decoration.  
Lounge with large off shot kitchen.

Security alarm.  
Gas central heating.  
Fully double glazed.  
Back yard and rear garden.  
HMO Licensed.  
University registered.



5 BEDROOM

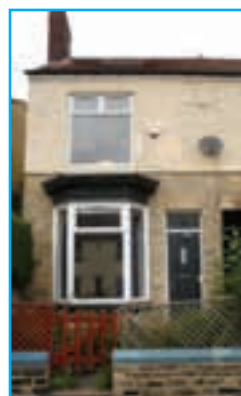
FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 164 SLINN STREET, CROOKES, S10 1NZ

Excellent house in the centre of Crookes. 20 minutes walk to Sheffield University and close to shops, bars and restaurants in Crookes.

5 double bedrooms with double beds.  
Modern refurbished kitchen with dishwasher.  
Fully double glazed.  
Modern furnishings and decor.  
Gas central heating.

Security alarm.  
Bathroom with shower, WC.  
Good on road parking.  
Large backgarden – ideal for barbeques and summer parties.  
HMO Licensed.  
University registered.



5 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 5 BEDROOM



### 18 SPRINGVIEW ROAD, CROOKESMOOR, S10 1LS

Good 5 bedroom house in Crookesmoor. Close to local amenities and to Sheffield University.

5 large double bedrooms with double beds.  
Large modern dining kitchen.  
Lounge with leather sofas and laminated flooring  
2 bathrooms 3 WC's.  
Gas central heating.

Fully double glazed.  
Security Alarm.  
Back yard.  
Easy on street parking.  
HMO Licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 5 BEDROOM



### 18B LAWSON ROAD, BROOMHILL, S10 5BW

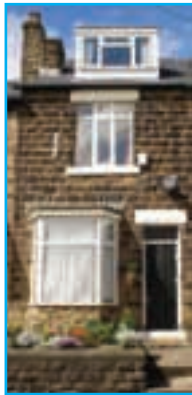
Superb flat in the centre of Broomhill. Close to shops, restaurants and bars. Only 10 minutes walk to the University.

4 double bedrooms with double beds.  
1 smaller room with three quarter bed.  
Large lounge.  
Gas central heating.  
Fully double glazed.

Bathrooms with shower and WC.  
Back yard area.  
On road parking.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 5 BEDROOM



### 49 PICKMERE ROAD, CROOKES, S10 1GY

Good house in the centre of Crookes. Close to shops, bars, restaurants and good public transport.

5 double bedrooms with double beds.  
Large modern lounge with laminate flooring and leather sofas.  
Modern decoration and furnishings.  
Good sized off shot kitchen.  
New bathroom with shower & WC.

Gas central heating.  
Fully double glazed.  
Security alarm.  
Back garden.  
Easy on road parking.  
HMO Licensed.  
University Registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 5 BEDROOM



### 6 HOOLE ROAD, BROOMHILL, S10 1SN

Excellent house in the centre of Broomhill. Only 10 mins walk to the University and close to shops, bars and restaurants.

2 double bedrooms with double beds in the attic and 3 singles on the first floor.  
Modern furnishings and decoration.  
Seperate lounge.  
Dining room and off shot kitchen.

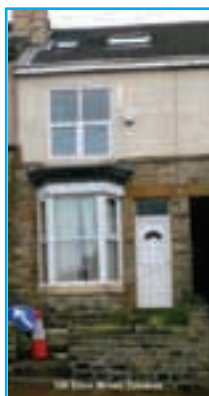
Laminate flooring on ground floor.  
1 bathroom with shower & WC.  
1 extra toilet. Gas central heating.  
Fully double glazed.  
Small frontage and back yard.  
On road parking.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 156 SLINN STREET, CROOKES, S10 1NZ

5 bedroom house in the centre of Crookes. Only 20 mins walk to university and on the 52 bus route.

- |                                     |                                       |
|-------------------------------------|---------------------------------------|
| 5 double bedrooms with double beds. | Security alarm.                       |
| Modern furnishings and decorations. | Large back garden and small frontage. |
| Bathroom with shower & WC.          | Good on road parking.                 |
| Lounge with off shot kitchen.       | HMO Licensed.                         |
| Fully double glazed.                | University registered.                |
| Gas central heating.                |                                       |



5 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 158 CROOKESMOOR ROAD, S6 3PQ

Superb newly refurbished property. Only 5 minutes walk to Sheffield University.

- |   |                        |
|---|------------------------|
| 5 double rooms with double beds.          | bathroom with shower.  |
| Large modern dining kitchen.              | Security alarm.        |
| Separate lounge.                          | Gas central heating.   |
| Laminate flooring and modern furnishings. | Fully double glazed.   |
| Fully double glazed.                      | Rear garden.           |
| One shower room and one                   | On road parking.       |
|   | HMO Licensed.          |
|   | University registered. |



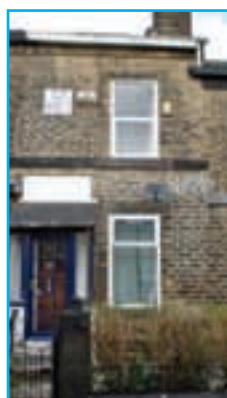
5 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 118 CROOKESMOOR ROAD, S6 3FS

Good sized 5 bedroom property in the centre of Crookesmoor. Only 5 minutes walk to the University and close to shops and other amenities.

- |   |                               |
|---|-------------------------------|
| Well decorated and furnished throughout.  | Bathroom with shower, WC.     |
| 4 large double rooms with double beds.    | Security alarm.               |
| 1 smaller bedroom with three quarter bed. | Back yard and small frontage. |
| Gas central heating.                      | On road parking.              |
| Fully double glazed.                      | HMO Licensed.                 |
|   | University registered.        |



5 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 36 SPOONER ROAD, BROOMHILL, S10 5BN

Excellent location – only 5 mins walk to University Arts Tower. Close to all the shops, bars and restaurants in Broomhill.

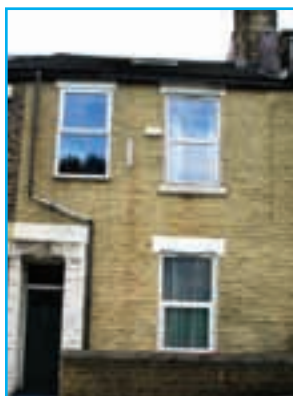
- |   |                               |
|---|-------------------------------|
| 4 large double bedrooms with double beds. | Security alarm.               |
| 1 large single bedroom.                   | Gas central heating.          |
| Lounge with off shot kitchen.             | Fully double glazed.          |
| Bathroom with shower & WC.                | Back yard and small frontage. |
| Extra wc in attic.                        | On road parking.              |
| Modern decor and furnishings.             | HMO Licensed.                 |
|   | University registered.        |



5 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

6 BEDROOM



## 221 CROOKESMOOR ROAD, S6 3FQ

Superb house in the centre of Crookesmoor. Only 5 minutes walk to Sheffield University.

6 large double rooms with double beds.  
Large communal lounge.  
2 bathrooms with shower.  
Modern kitchen.  
Gas central heating.  
Fully double glazed.

Security alarm.  
Small frontage and backyard.  
On road parking.  
HMO Licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

6 BEDROOM



## 25 EVERTON ROAD, S11 8RY

Large house located near Botanical Gardens and all that Hunters Bar and Ecclesall Road has to offer.

6 double rooms with double beds.  
Good sized modern kitchen.  
Large lounge with laminate flooring.  
Modern bathroom with shower.

Extra attic toilet.  
Gas central heating.  
Fully double glazed.  
Small garden to front and rear.  
Easy on road parking.  
HMO Licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

6 BEDROOM



## 261 CROOKESMOOR ROAD, CROOKESMOOR

Great house and fantastic location – only 5 minutes walk to Sheffield University.

6 double bedrooms with double beds.  
New kitchen  
Modern furnishings and decor.  
Fully double glazed.  
Gas central heating.  
2 shower rooms  
1 attic toilet room.

Large lounge with modern leather sofas.  
Security alarm.  
On road parking.  
HMO Licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

6 BEDROOM



## 26 ASHDELL ROAD, BROOMHILL, S10 3DA

Newly redecorated property in the centre of Broomhill. Close to shops, bars, restaurants and only a 10 minute walk to Sheffield University.

4 double bedrooms with double beds.  
2 bedrooms with 3/4 beds  
Large lounge with laminate flooring  
Bathroom with shower.  
Extra toilet room.  
Security alarm.

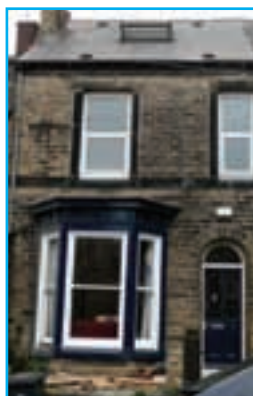
Gas central heating.  
Fully double glazed.  
Small frontage and back garden  
On road parking.  
HMO Licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 77 SPOONER RD, BROOMHILL, S10 5BL

Excellent location – 10 mins walk to Sheffield University. Close to shops, bars and restaurants in Broomhill.

- 6 large double rooms with double beds.
- Newly redecorated.
- Laminate flooring on the ground floor.
- All new carpets and blackout blinds.
- New furniture.
- 2 bathrooms and 2 WC's.
- Gas central heating.
- Fully double glazed.
- Security alarm.
- Small frontage and back garden.
- On road parking.
- HMO licensed.
- University registered.



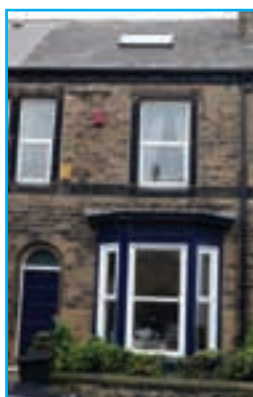
6 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 79 SPOONER ROAD, BROOMHILL, S10 5BL

Newly refurbished house in the centre of Broomhill. Only 10 mins walk to the University and close to all the shops, bars and restaurants.

- 6 double bedrooms with all double beds.
- New bathroom with shower & WC.
- 1 shower room with WC.
- Modern kitchen.
- Large communal lounge.
- Laminate flooring on ground floor.
- Modern furniture & decoration.
- Gas central heating.
- Fully double glazed.
- Security alarm.
- Small frontage and back garden.
- On road parking.
- HMO licensed.
- University registered.



6 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 17 WISETON ROAD, BROOMHILL, S11 8SB

Superb house with modern decoration. Close to the botanical gardens.

- 6 large double bedrooms with double beds.
- Large modern kitchen. Laminate flooring on ground floor.
- Fully double glazed.
- Gas central heating.
- 1 bathroom with bath, shower, WC.
- Additional toilet room.
- Fully furnished.
- Security alarm.
- Back yard and small frontage.
- Excellent on road parking.
- HMO Licensed.
- University registered.



6 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 36 BRIGHTON TERRACE RD, CROOKES, S10 1NU

Excellent house in the center of Crookes. Only a 20 min walk to the University.

- 6 large double rooms with double beds.
- Lounge with off shot kitchen.
- Bathroom with shower and WC.
- Extra toilet room.
- Gas central heating.
- Fully double glazed.
- Security alarm.
- Back garden and small frontage.
- Easy on road parking.
- HMO Licensed.
- University registered.



6 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

7 BEDROOM



## 10 HARCOURT ROAD, CROOKESMOOR, S10 1DJ

Newly refurbished property with modern furnishings and decoration. Only 5 minutes walk to Sheffield University

7 large double bedrooms all with double beds.  
Modern decor and furnishings.  
Large dining kitchen and communal lounge. Shower x 2.  
Dishwasher.

Fully double glazed.  
Gas central heating.  
Security alarm.  
Back yard and small frontage.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

7 BEDROOM



## 15 BEECHILL ROAD, BROOMHILL, S10 2SA

Excellent location – 5 minutes walk to Sheffield University. Close to shops and other amenities in the centre of Broomhill.

7 large double bedrooms with double beds.  
Modern dining kitchen.  
Large lounge with laminated flooring.  
Three bathrooms/shower rooms and WC's.  
Security alarm.

Gas central heating.  
Fully double glazed.  
Small frontage and back garden.  
On road parking.  
HMO Licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

7 BEDROOM



## 381 CROOKESMOOR ROAD, S10 1BD

Large house in the centre of Crookesmoor 5 minutes walk from the Arts Tower

7 double bedrooms with double beds.  
Large communal lounge with modern leather sofas.  
Modern decor and furnishings.  
Modern kitchen.  
2 bathrooms with shower and WC.

1 extra wc in attic.  
Gas central heating.  
Fully double glazed.  
Security alarm.  
Front garden.  
On road parking.  
HMO licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

7 BEDROOM



## 383B CROOKESMOOR ROAD, S10 1BD

Excellent house and great location – only 5 mins walk to the University Arts Tower.

7 double bedrooms with double beds.  
Large communal lounge with leather sofas.  
Large modern kitchen.  
2 bathrooms with shower and WC's.  
2 extra toilet rooms.  
Modern decor and furnishings.

Newly carpeted throughout.  
Fully double glazed.  
Security alarm.  
Front garden.  
Gas central heating.  
On road parking.  
HMO licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 453 CROOKESMOOR ROAD, S10 1BD

Excellent house in the centre of Crookesmoor. Only 5 minutes walk to the Arts Tower.

7 double rooms with double beds.

Large modern kitchen with dishwasher.

Large communal lounge with leather sofas and laminated floor.

Modern furnishings and decoration.

2 bathrooms, 3 WC's.

Gas central heating.

Double glazed windows.

Security alarm.

Off road parking.

HMO licensed.

University registered.



7 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 16 PARKERS ROAD, BROOMHILL, S10 1BN

Excellent house in centre of Broomhill. Only 5 minutes walk to Sheffield University and close to all the shops, bars and other amenities in Broomhill.

7 large double bedrooms with double beds.

Modern furnishings and decor.

Laminate flooring on ground floor.

Modern kitchen with dishwasher.

Large communal room with leather sofas.

Fully double glazed.

Gas central heating.

2 shower rooms with WC's.

1 seperate toilet room.

Security alarm.

On road parking permit parking.

HMO Licensed.

University registered.



7 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 18 PARKERS ROAD, BROOMHILL, S10 1BN

Newly refurbished house in the centre of Broomhill, close to shops, bars and restaurants. Only 5 minutes walk to Sheffield University.

7 large double bedrooms with double beds.

Modern kitchen with dishwasher.

Modern decor and furnishings.

Laminate flooring on ground floor.

2 shower rooms with WC.

1 seperate toilet room.

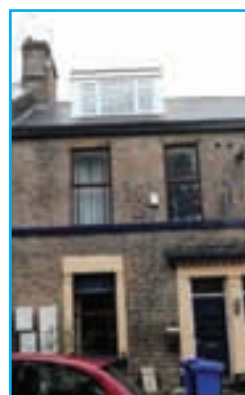
Large lounge room with leather sofas.

Garden to front.

On road parking.

HMO Licensed.

University registered.



7 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 225 SCHOOL ROAD, CROOKES, S10 1GN

Large house in the centre of Crookes. Close to shops, bars and restaurants in Crookes and only a 15 minute walk to Sheffield University.

7 large bedrooms with double beds.

Modern furniture and decoration.

Laminate flooring on ground floor.

Large off-shot kitchen.

Large communal lounge with leather sofas.

Gas central heating.

Fully double glazed.

Security alarm.

2 bathrooms.

Small frontage & back garden.

On street parking.

HMO Licensed.

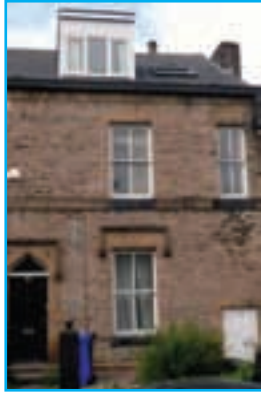
University registered.



7 BEDROOM

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 7 BEDROOM



### 136 CROOKESMOOR ROAD, S6 3FS

Superb house in the centre of Crookesmoor. Short walk to Sheffield University

Modern decor and furnishings (leather sofas etc).  
7 large double bedrooms all with double beds.  
1 Bathroom with shower, WC.  
1 shower with WC.  
Gas central heating.

Fully double glazed.  
Security alarm.  
Rear garden.  
On road parking.  
HMO Licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 7 BEDROOM



### 455 CROOKESMOOR RD, CROOKESMOOR, S10 1BD

Excellent house in the centre of Crookesmoor. Only 5 minutes walk to the Arts Tower.

7 double rooms with double beds.  
Large modern kitchen with dishwasher.  
Large communal lounge with leather sofas.  
New laminate flooring on ground floor.  
Modern furnishings and

decoration.  
2 bathrooms 3 WC's.  
Gas central heating.  
Double glazed windows.  
Security alarm.  
Off road parking.  
HMO licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 9 BEDROOM



### 19 RUTLAND PARK, BROOMHILL, S10 2PB

Exceptional semi detached house close to Botanical Gardens. Only 10 minutes walk to the University and close to the shops and other amenities in Broomhill.

9 large double rooms with double beds.  
Modern furnishings and decoration.  
Large communal lounge with leather sofas.  
2 kitchens.  
Laminate flooring on ground floor.

1 bathroom and 3 shower rooms.  
Gas central heating.  
Fully double glazed.  
Security alarm.  
Driveway parking.  
HMO Licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

## 12 BEDROOM



### 22 BROCCO BANK, BROCCO BANK, S11 8RR

Popular house for large groups. Close to Botanical Gardens and only 15 minutes walk to University.

12 large double bedrooms.  
3 kitchens.  
Tumble dryer and dishwasher.  
2 bathrooms and 2 shower rooms.  
Large communal lounge.  
Modern furnishings and decor.  
Gas central heating.

Fully double glazed.  
Security alarm.  
Small frontage and back yard.  
On road parking.  
HMO Licensed.  
University registered.

FOR VIEWINGS CALL 0114 2666693 or 0114 2727787

# A SELECTION OF PROPERTIES SUITABLE FOR GROUPS OF UP TO 14 PEOPLE

## HOUSE FOR 14

16 & 18 PARKERS ROAD (BOTH 7 BED)

## HOUSE FOR 14

455 & 453 CROOKESMOOR ROAD (BOTH 7 BED)

## HOUSE FOR 12

25 EVERTON ROAD & 17 WISETON ROAD (BOTH 6 BED)

## HOUSE FOR 12

136 CROOKESMOOR ROAD (7 BED) & 158 CROOKESMOOR ROAD (5 BED)

## HOUSE FOR 12

77 & 79 SPOONER ROAD (BOTH 6 BED)

## HOUSE FOR 11

221 CROOKESMOOR ROAD (6 BED) & 118 CROOKESMOOR ROAD (5 BED)

## HOUSE FOR 11

12 ASHDELL ROAD & 26 ASHDELL ROAD (5 & 6 BED)

## HOUSE FOR 10

156 & 164 SLINN STREET (BOTH 5 BED)

## HOUSE FOR 10

321 CROOKESMOOR (3 BED), 313 (3 BED) & 315 SCHOOL ROAD (4 BED)

## HOUSE FOR 9

6 & 8 HOOLE ROAD (5 & 4 BED)

## HOUSE FOR 9

344 SCHOOL ROAD (3 BED), 321 SCHOOL ROAD (3 BED) & 313 SCHOOL ROAD (3 BED)

## HOUSE FOR 8

166 & 158 CROOKESMOOR ROAD (3 & 5 BED)

## HOUSE FOR 8

118 CROOKESMOOR ROAD (5 BED) & 166 CROOKESMOOR ROAD (3 BED)

## HOUSE FOR 7

313 SCHOOL ROAD (3 BED) & 315 SCHOOL ROAD (4 BED)

## HOUSE FOR 7

13 & 53 CLEMENTSON ROAD (3 BED & 4 BED)

## POSTGRADUATES AND PROFESSIONALS

2 MOORGATE AVENUE & 256 CROOKESMOOR ROAD, S10 1EQ



We have 18 one bedroom apartments and studio's available in September each year. These are ideal for postgraduates and professionals, particularly as they have their own secure parking area. All of the apartments are newly renovated with laminated floors, modern kitchen and shower rooms and contemporary decoration and furniture.

Please ask a member of our staff for further information.



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