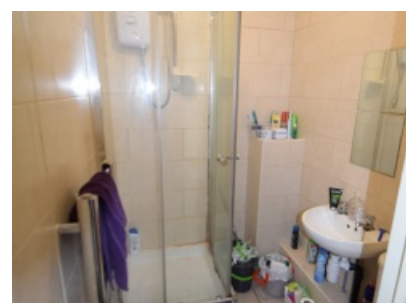
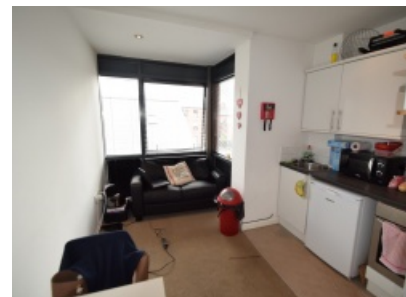




## Studio 8, Broomhall House Filey Lane, Broomhall (S3 7BR)



### Key features

Rent Includes Gas, Electric & Water Bills  
Modern Shower Room  
Modern Kitchen

Close to City Centre  
Convenient for Both Universities  
Off Road Parking Available

### Description

Located in a quiet yet very convenient location close to supermarkets and both Universities. The studio has the benefit of some "off road" parking spaces. The property is "duplex", ie. split over two floors, and is fully double-glazed with television & internet points in bedroom area.

The studio has a modern kitchen area with fridge/freezer, microwave, cooker, and benefits from having a washing machine and dryer. There is a living area fully furnished in contemporary style, and a bedroom with a double bed. The property includes a modern shower room with wash hand basin and W.C.

Studios are priced with rents INCLUSIVE of Gas, Electric and Water bills. A large property suitable for an individual or couple. Also benefiting from the added security of a burglar alarm.

RENT IS INCLUSIVE OF GAS, ELECTRICITY & WATER BILL.

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### Overview

**Location** Broomhall  
**Beds** 1 student property  
**Price** £138 per week approx.  
INCLUSIVE OF BILLS (Gas, Electricity & Water)  
**Furnishing** Furnished

Call us on  
**01142 660 660**

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**Dove Properties**, 430 Ecclesall Road, Sheffield, S11 8PX

**Email** [info@doveproperties.co.uk](mailto:info@doveproperties.co.uk)  
**Website** [www.doveproperties.co.uk](http://www.doveproperties.co.uk)



| LEGEND  |                |
|---|----------------|
|  | Fridge Freezer |
|  | Oven & Hob     |
|  | Shower Cubicle |
|  | Sink           |
|  | Toilet         |

For identification only  
Not to scale

Disclaimer:

"While every reasonable effort is made to ensure that information provided is accurate and up to date, no guarantees for the currency or accuracy of information are made. We assume no responsibility for its accuracy, adequacy or completeness of any information and are not responsible for any errors, or omissions, or the results obtained from the use of such information."