



Spencer.

Heavygate Road, Crookes, S10

Rent —

**AVAILABLE JULY 2025 for STUDENTS - A fully furnished, 6 Bedroom House in Crookes.**

— from *Spencer.*

- STUDENT LET
- AVAILABLE JULY 2025
- FURNISHED
- 6 BEDROOMS
- Excellent Transport Links
- EPC RATING D
- Security Deposit £200 pp
- Holding Deposit £85 pp
- Rent £85 per person per week exc bills
- Bills included £106 per person per week (bills amount £21pp is payable directly to Unihomes monthly)



**£85 Per Person**


Per Week








## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Floorplan



**Spencer.**

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Viewing: Via the Agents  
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