

# 167 Moorgate Road Moorgate Road

, Rotherham, S60 3AP

## £1,300 Per Month

A Charming 2-Bedroom Detached Residence. Nestled at the former entrance to Sitwell House's driveway, ideally suited to a couple or single occupant. UNFURNISHED AND AVAILABLE 12TH AUGUST 2025.

- A superbly modernised 2 bedroom period Lodge House
- En suite shower rooms to both double bedrooms
- Highly desirable location
- Rear parking
- superbly appointed dining kitchen with integrated appliances
- Ground floor WC & lower ground floor cellar
- Rear patio area
- UNFURNISHED AND AVAILABLE 12TH AUGUST 2025
  - Internal viewing highly recommended
  - Council Tax Band D

### Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.



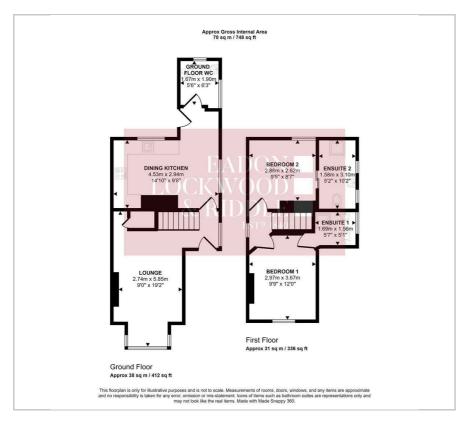








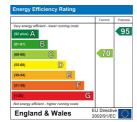
#### Floor Plan

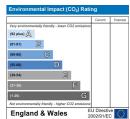


#### Area Map



#### **Energy Efficiency Graph**













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