



## Sitwell House Horse Carriage Lane

Moorgate, Rotherham, S60 3FP

**£950 PCM**

A stunning first floor executive apartment set within the beautiful manor of Sitwell House built in 1878. The property has been lovingly modernised throughout.  
**UNFURNISHED AND AVAILABLE NOW**

- Large executive apartment
- Beautiful open plan kitchen, diner and living room
- Off road parking for one car
- Modern bathroom with shower cubicle, basin and WC
- Finished to the highest standard throughout
- Great location for Rotherham Hospital, Rotherham town centre and access to Sheffield city centre
- UNFURNISHED
- Available NOW
- COUNCIL TAX BAND: C

### 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

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



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