



## UPPER COCKROFT RISHWORTH NEW ROAD

SOWERBY BRIDGE, HX6 4RE

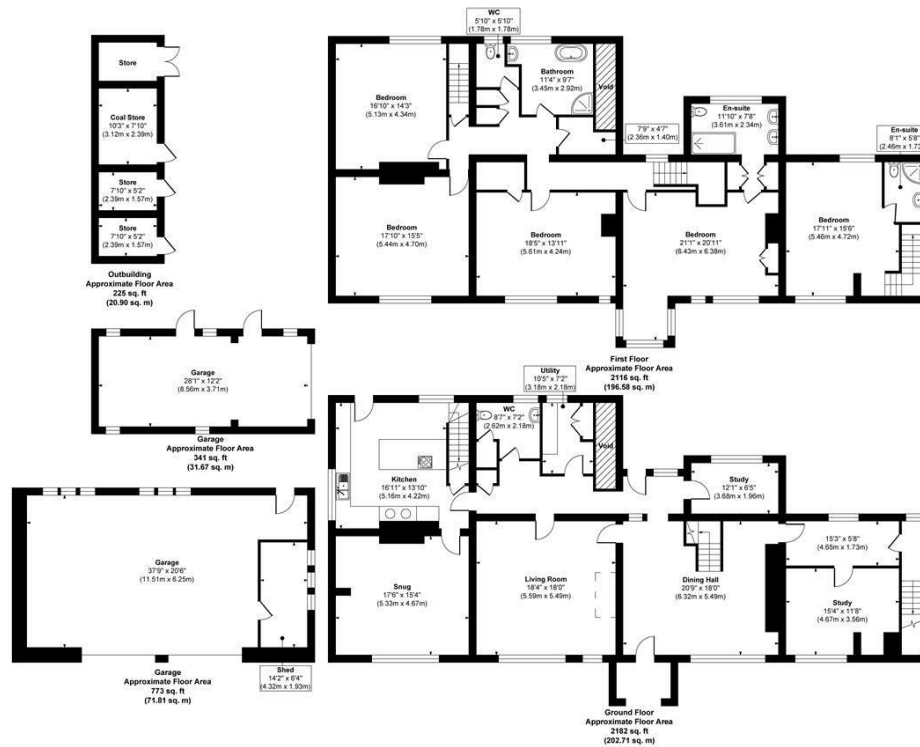
£999,950  
FREEHOLD

Upper Cockroft is a Grade II\* listed residence offering character, tranquility, outstanding views and over 4,300 Sqft with the added benefit of planning consent to develop one of the outbuildings into an additional two bedroom property.

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SELLERS OF THE FINEST HOMES





**Approx. Gross Internal Floor Area 5637 sq. ft / 523.67 sq. m (Including Garage & Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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