



## UPPER COCKROFT RISHWORTH NEW ROAD

SOWERBY BRIDGE, HX6 4RE

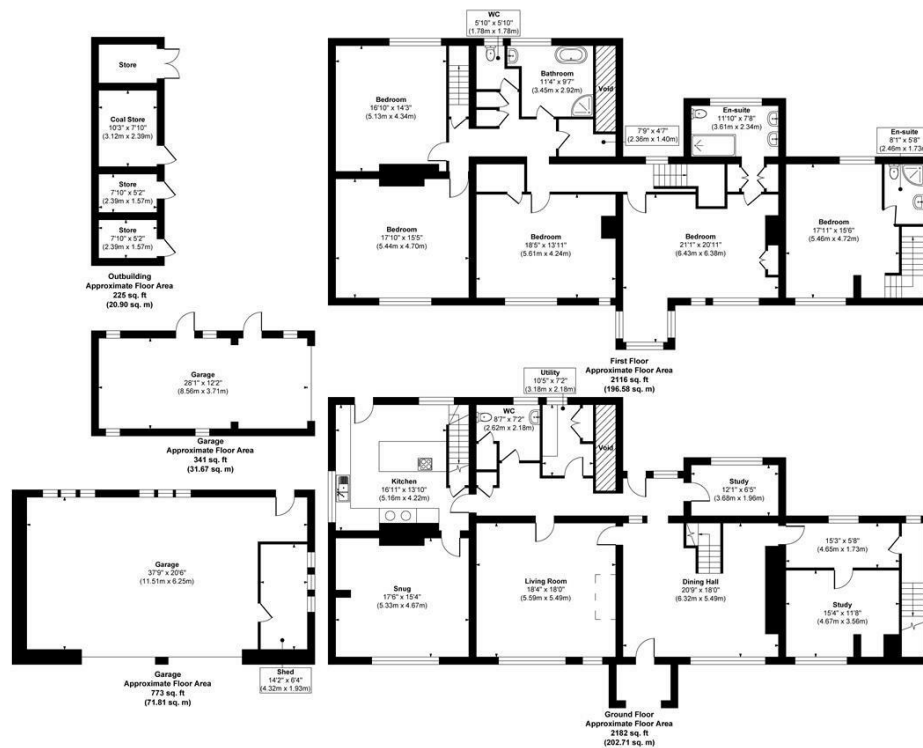
£935,000  
FREEHOLD

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 in to an additional two bedroom property.

MONROE

SELLERS OF THE FINEST HOMES





Energy Efficiency 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	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Leeds City Centre  
Leeds City Centre  
Whitehall Road Leeds  
LS12 1FJ

0113 350 0866  
citycentre@monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES