




## GREENUPS VIEW WHARF STREET SOWERBY BRIDGE, HX6 2AF

£125,000  
LEASEHOLD

Set within a historic riverside mill complex, this well presented one-bedroom, first-floor flat enjoys a peaceful and distinctive setting, surrounded on three sides by the River Calder. Although part of the mill, the property benefits from its own private entrance, offering an unusual level of independence and privacy for this type of home. Positioned safely above ground level, the flat enjoys attractive river views and a calm, secluded atmosphere. A rare opportunity to purchase a characterful riverside flat with private access, parking and a peaceful outlook, in a central yet tucked away Sowerby Bridge location. Early viewing is recommended.

# Chapters



| 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                                   |   |           |
| (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

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