



2, 4 & 6 Rochdale Road
Greetland, Halifax, HX4 8AH

A rare opportunity to own
three homes



Charnock Bates

The Country, Period & Fine Home Specialist





2, 4 & 6 Rochdale Road
Greetland
Halifax
HX4 8AH

Guide price: £650,000

At a glance

- A substantial plot (approximately 0.27 acres) including three terraced homes
- Approximately 6,329sqft internal area (excluding outbuildings)
- Scope to renovate, reconfigure or develop (subject to necessary consents)
- Period features throughout
- Multiple original fireplaces, ceiling roses, ornate cornicing, and tiled floors
- Mature front and rear gardens with fruit trees
- Two heated greenhouses
- Extensive cellars with features such as stone tables, bottle stores
- Desirable Greetland location, with local amenities and countryside walks
- Excellent commuter links via the M62

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A rare opportunity to own three homes

Steeped in history and overflowing with period charm, 2, 4, and 6 Rochdale Road present a unique opportunity to acquire a row of three stone-built terraced homes in the heart of desirable Greetland.

With stunning original features, enchanting gardens, and endless potential in a plot size of 0.27 acres, this trio of characterful dwellings could be transformed into a spacious family residence, stylish apartments, or remain as individual homes – ideal for multi-generational living or investment.

Number 2 and Number 4 are currently interconnected on both the ground and first floors and share a common garden, offering added flexibility for extended families or larger living arrangements.

Set behind a lush, tree-lined front garden, the properties offer a real sense of privacy and serenity. Each home has been cherished over the years, with features such as marble fireplaces, etched wartime windows, original tiling, and even a billiard room – each space whispering stories of times gone by.

“The front garden, especially in the evening, is just so magical. It’s an oasis of calm. All the rooms... you’ve got so much space and character. It has lovely proportions.”

Current homeowner

This is the first time the property has been offered to the open market, making it a truly rare and exciting opportunity.



Inside 2 Rochdale Road

2 Reception Rooms | 2 Double Bedrooms | 1 Bathroom

This home greets you with a hallway that features original tiling, a welcoming period detail that sets the tone for the rest of the home. A bright and elegant billiard/breakfast room – complete with a bay window and marble fireplace – is the perfect place to sit and cosy up with a good book. The reception room showcases original cabinetry, a mantle, and smokers' cupboards. The kitchen retains its historic charm with an original range oven and cabinetry, and it's believed there may be York stone flooring beneath the carpet.

The cellar includes a stone table, bottle store, and several rooms historically used for laundry and baking, complete with a coal hole and under-stair storage.

Upstairs, the landing opens to two spacious double bedrooms overlooking the gardens – both with original fireplaces and character features. The bathroom includes a sink and bath, with views over the garden. There is also a separate toilet.











Inside 4 Rochdale Road

2 Reception Rooms | 3 Bedrooms (2 Double, 1 Single) | 1 Bathroom

At Number 4, you'll find a stunning stained glass front door, a dining room with wartime-etched windows, and a bell once used to summon staff.

The reception room, with its bay window, features an original wooden mantle, tiled fireplace, ornate ceiling rose and decorative frieze, all of which enhance the sense of period grandeur.

The kitchen is believed to sit on flagstone flooring, and the cellar offers three unique rooms, including a potential wine cellar with original stone shelving and a stone table.







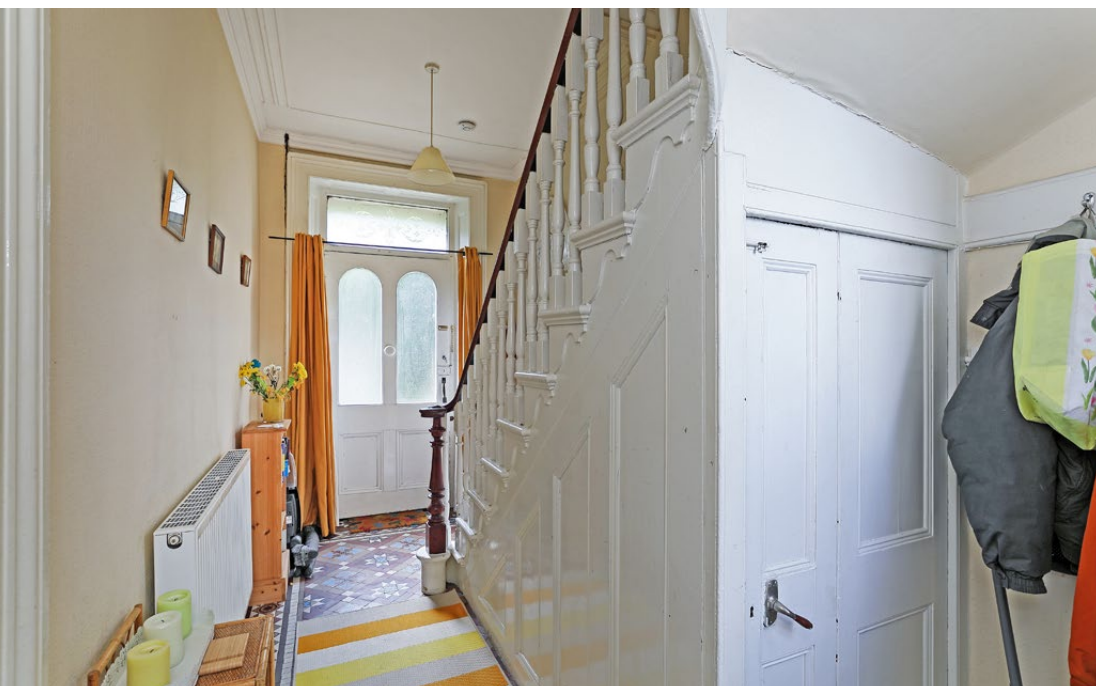


Inside 6 Rochdale Road

2 Reception Rooms | 3 Bedrooms | 1 Bathroom

This home blends character and comfort, with a kitchen featuring a mix of more modern units than the others, and an original drying rack. The hallway retains its original tiled floor and etched glass above the front door. Two elegant reception rooms – the lounge and living room – boast ornate archways, ceiling roses, gas fires, and built-in cupboards.

Upstairs, high ceilings and cornicing define the sleeping spaces, which include two double bedrooms and one single bedroom (currently used as a study). A study with a fireplace and storage looks out to Shears Mill. There is also a bathroom with a bath and sink, and a separate WC.







Gardens and grounds

The front garden feels like a hidden sanctuary, with fruit trees, gooseberries, and a bank of land also included in the ownership. Behind the homes, discover a mix of usable outdoor space and wild garden – including three mature apple trees and ample room for cultivation or landscaping.

Two greenhouses, one with a peach tree, and another with a vine and fig tree, are both heatable and fitted with wooden slatted shelving. The potting shed houses the boiler system. Outdoor WCs and bin stores sit to the rear, which are not structurally attached and could be removed to expand parking options.





Key information

- **Fixtures and fittings:**

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

- **Wayleaves, easements and rights of way:**

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Gated access to driveway behind the houses, with room to park approximately three cars. There's potential to increase this if outbuildings were demolished.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	2 and 4 are Band E, 6 is Band D
ELECTRICITY SUPPLY	Ovo
GAS SUPPLY	Ovo
WATER SUPPLY	Yorkshire Water
SEWERAGE	Drainage to public sewer
HEATING	Gas central heating (Ovo) and gas fire
BROADBAND	Livebox
MOBILE SIGNAL	Good coverage

Location

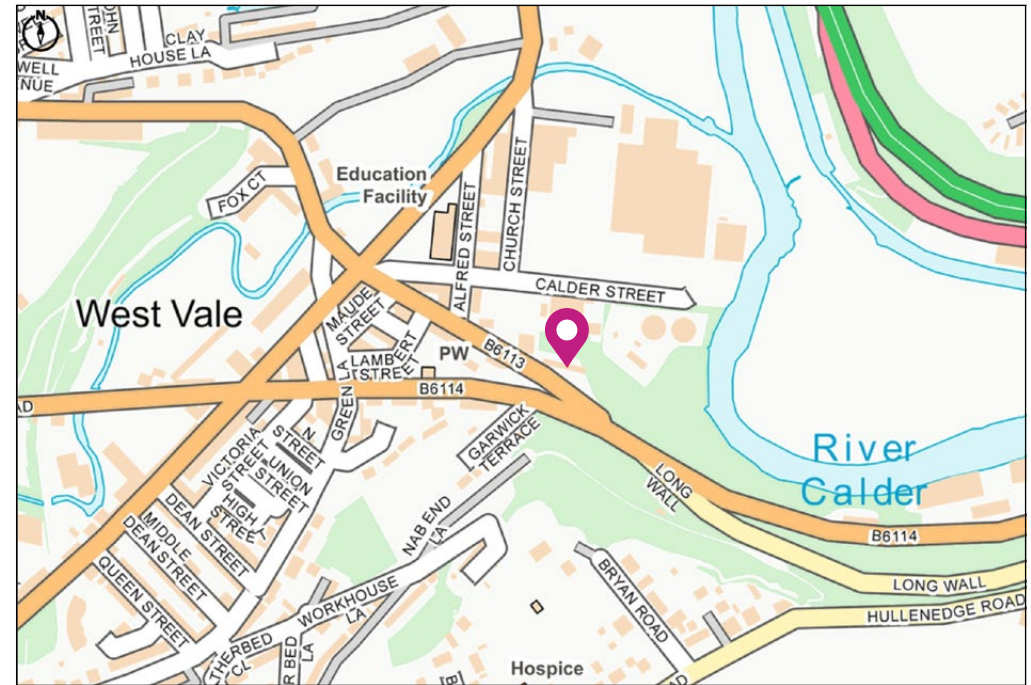
Nestled in the ever-popular village of Greetland, these homes enjoy a peaceful setting with excellent access to local amenities and commuter links. Greetland itself offers a strong sense of community, with pubs, cafes, schools, and beautiful countryside walks all close at hand.

The nearby town of Elland provides further conveniences, including supermarkets and leisure facilities, while Halifax is just a short drive away for train services, restaurants, and cultural attractions such as the Piece Hall.

For those commuting further afield, the M62 motorway is easily accessible, connecting you swiftly to Leeds, Manchester, and beyond – making this a perfectly placed retreat with connectivity to match.

The potential

With three full homes offering historic character and flexible space, this is a rare opportunity to create something truly special. Whether you envision a large family home, multiple stylish dwellings, or a live/work setup with garden rooms and studio space – the bones are here for something extraordinary.



To explore this one-of-a-kind opportunity, contact Charnock Bates today to arrange your private viewing.

Charnock Bates



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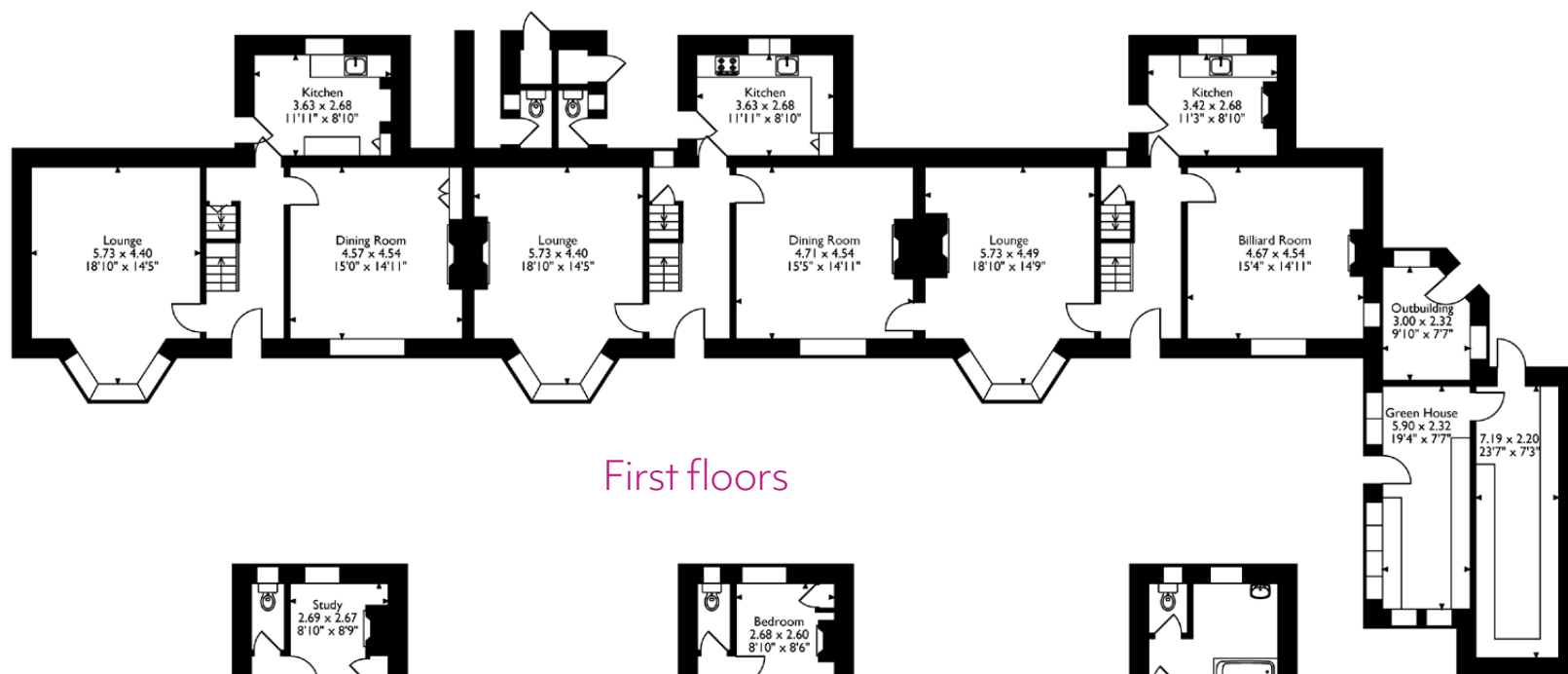
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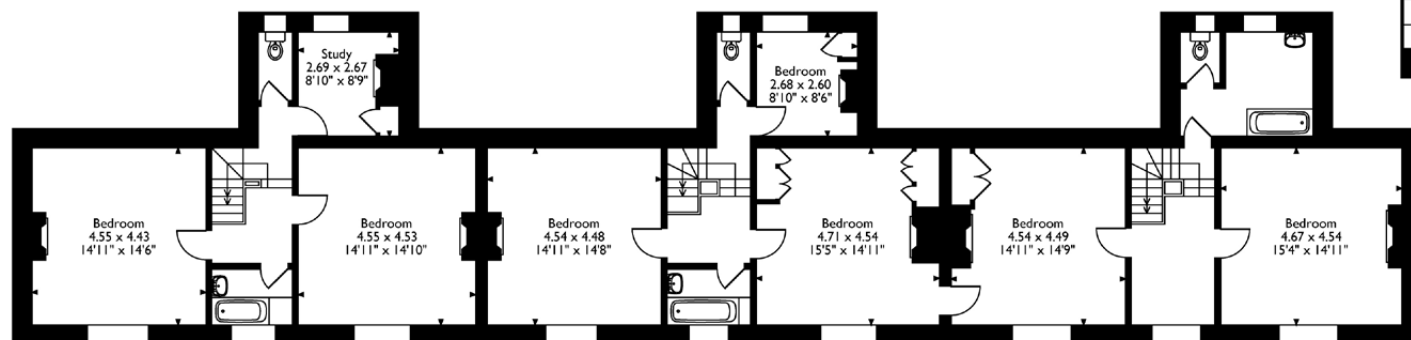


Floor plans

Ground floors



First floors



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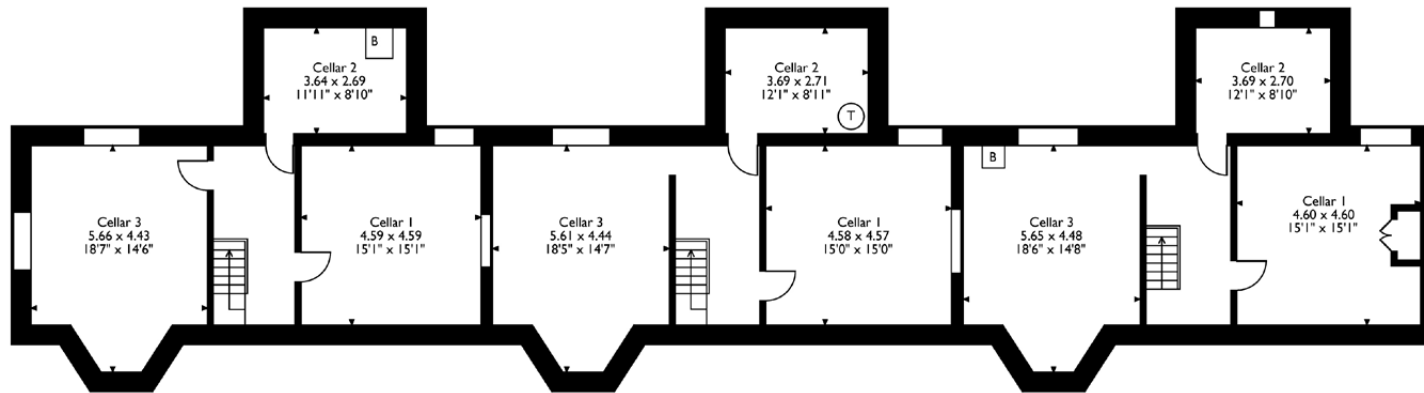


Total approximate floor area:
6,781 sqft (630m²)
(inc Outbuilding)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Floor plan

Cellars



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