

# Property report — HD2 1AN

Open-data due diligence for the HD2 1 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£185,383**

sector HD2 1 · 209 sales

POPULATION

**20,890**

sector HD2 1

CRIMES RECORDED

**99**

sector HD2 1 · 2026-04

SCHOOLS

**6**

sector HD2 1

FLOOD RISK

**High**

sector HD2 1

GIGABIT BROADBAND

**98%**

sector HD2 1 of premises

## Sold-price trend (1995-2026)



Average sold price in sector HD2 1 by year, 1995-2026 (latest £200,652). Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2025-10-24	£130,000	12 BALLROYD ROAD	Terraced
2024-12-17	£322,000	FARTOWN VILLAGE HALL BALLROYD ROAD	Other
2023-10-05	£80,000	18 BALLROYD ROAD	Terraced
2023-08-09	£80,000	6 BALLROYD ROAD	Terraced
2022-12-16	£80,000	30 BALLROYD ROAD	Terraced
2021-11-03	£100,000	13 BALLROYD ROAD	Terraced
2021-04-01	£70,000	4 BALLROYD ROAD	Terraced
2020-12-02	£60,000	9 BALLROYD ROAD	Semi-detached
2019-02-22	£54,250	30 BALLROYD ROAD	Terraced
2019-02-08	£55,000	5 BALLROYD ROAD	Terraced
2017-06-02	£75,000	36 BALLROYD ROAD	Terraced
2016-08-10	£73,000	10 BALLROYD ROAD	Terraced
2016-06-10	£67,000	20 BALLROYD ROAD	Terraced
2015-03-25	£74,000	22 BALLROYD ROAD	Terraced
2015-01-26	£66,500	18 BALLROYD ROAD	Terraced
2014-10-31	£70,000	12 BALLROYD ROAD	Terraced

Date	Price	Address	Type
2014-03-21	£72,500	34 BALLROYD ROAD	Terraced
2014-02-13	£53,000	7 BALLROYD ROAD	Terraced
2011-11-18	£60,000	13 BALLROYD ROAD	Terraced
2007-11-02	£85,000	9 BALLROYD ROAD	Semi-detached
2006-06-30	£77,750	8 BALLROYD ROAD	Terraced
2006-05-26	£126,000	36 BALLROYD ROAD	Terraced
2005-08-26	£104,500	40 BALLROYD ROAD	Terraced
2004-11-05	£97,000	40 BALLROYD ROAD	Terraced
2004-11-05	£97,000	40 BALLROYD ROAD	Terraced
2003-01-24	£55,000	24 BALLROYD ROAD	Terraced
2002-11-20	£32,000	14 BALLROYD ROAD	Terraced
2002-07-26	£37,950	12 BALLROYD ROAD	Terraced
2001-10-04	£32,950	18 BALLROYD ROAD	Terraced
1999-08-24	£23,000	24 BALLROYD ROAD	Terraced
1999-08-09	£32,000	36 BALLROYD ROAD	Terraced
1999-08-06	£26,000	15 BALLROYD ROAD	Terraced
1998-10-23	£20,900	2 BALLROYD ROAD	Terraced

33 recorded sales on HD2 1AN. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">North Huddersfield Trust School</a>	0.4 mi	Secondary	<a href="#">Report card</a> ⇒
<a href="#">Birkby Junior School</a>	0.4 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Ashbrow School</a>	0.5 mi	Primary	<a href="#">Report card</a> ⇒

School	Distance	Phase	Ofsted
<a href="#">Fixby Junior and Infant School</a>	0.7 mi	Primary	<a href="#">Report card</a> →
<a href="#">Our Lady of Lourdes Catholic Primary Academy</a>	0.8 mi	Primary	<a href="#">Report card</a> →
<a href="#">Birkby Infant and Nursery School</a>	0.8 mi	Primary	<a href="#">Report card</a> →

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

## What's nearby

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**Nearest GP surgeries:** DR HANDA & PARTNER (0.0 mi) · THE GRANGE MEDICAL PRACTICE (0.2 mi) · WOODHOUSE HILL SURGERY (0.3 mi)

**Nearest hospitals:** BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (0.9 mi) · SPIRE HOSPITAL (2.7 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (4.3 mi)

**Nearest listed buildings:** 1 AND 3, WOODHOUSE HILL (Grade II) (0.1 mi) · IVY COTTAGE (Grade II) (0.2 mi) · ROSERY COTTAGE (Grade II) (0.2 mi)

**Nearest pharmacies:** SIDDIQUE PHARMACY (0.2 mi) · FARTOWN PHARMACY (0.2 mi) · CROFT PHARMACY (0.4 mi)

**Nearest stations:** Huddersfield (1.1 mi) · Deighton (1.1 mi) · Lockwood (2.2 mi)

**Nearest supermarkets:** Khadim Supersave (0.5 mi) · Asda (0.6 mi) · The Food Warehouse (0.7 mi)

Straight-line distance from the postcode. Source: NaPTAN (DfT).

## Who lives here

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Median age

35

One-person households

36%

Households with children

34%

Households

8,497

Owned 45% · Social rent 30% · Private rent 24%

Census 2021 (ONS), for the HD2 1 area.

## Flood risk

**Flood risk at this postcode: Low** — 12 properties here fall in an at-risk band (0 in the significant Medium/High bands). Your conveyancer will run an official flood search.

Source: Environment Agency (Risk of Flooding from Rivers and Sea). Indicative, not an official flood search.

## How granular is this?

Measure	DISTRICT HD2	SECTOR HD2 1	POSTCODE HD2 1AN
Average sold price	£235,007	£185,383	£75,433
Population	43,147	20,890	—
Deprivation decile	4/10	3/10	—
Crimes recorded	156	99	—
Schools	11	6	—
Flood risk	High	High	Low
Gigabit broadband	96%	98%	100%
Superfast broadband	99%	99%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD2 1); the postcode column is built from the layers that go finer (sold transactions, Ofcom broadband). Sources: HM Land Registry · Police.uk · Ofsted/GIAS · ONS & IoD2025 · Environment Agency · Ofcom.

## Your next steps

### Get the official title document

The HM Land Registry title register shows the legal owner, price paid and any charges or covenants. Official copy, £7.

[View the title document at HM Land Registry →](#)

## Compare conveyancing quotes

You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD2 1AN.

[Compare conveyancing quotes →](#)

We may earn a referral fee if you instruct a conveyancer through this link. It never changes your price, and you are always free to choose your own.

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