

Property report — HD2 1AR

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
2026-03-13	£125,000	70 BLACKHOUSE ROAD	Terraced
2026-01-29	£64,000	84 BLACKHOUSE ROAD	Terraced
2026-01-16	£75,000	36 BLACKHOUSE ROAD	Terraced
2025-11-27	£59,500	100 BLACKHOUSE ROAD	Terraced
2025-11-14	£85,000	74 BLACKHOUSE ROAD	Terraced
2025-11-04	£56,000	84 BLACKHOUSE ROAD	Terraced
2024-02-16	£70,000	62 BLACKHOUSE ROAD	Terraced
2023-09-22	£65,000	12 BLACKHOUSE ROAD	Terraced
2023-06-30	£64,000	66 BLACKHOUSE ROAD	Terraced
2023-05-19	£77,000	44 BLACKHOUSE ROAD	Terraced
2021-07-30	£86,000	42 BLACKHOUSE ROAD	Semi-detached
2021-07-16	£65,000	86 BLACKHOUSE ROAD	Flat
2021-06-11	£51,000	94 BLACKHOUSE ROAD	Terraced
2021-05-11	£140,000	146 BLACKHOUSE ROAD	Detached
2021-02-02	£100,000	120 BLACKHOUSE ROAD	Terraced
2020-11-03	£95,000	146 BLACKHOUSE ROAD	Detached
2019-10-09	£42,500	16 BLACKHOUSE ROAD	Terraced

Date	Price	Address	Type
2019-08-14	£45,000	90 BLACKHOUSE ROAD	Terraced
2019-04-08	£75,000	22 BLACKHOUSE ROAD	Terraced
2018-07-03	£135,000	142 BLACKHOUSE ROAD	Terraced
2018-06-19	£41,000	38 BLACKHOUSE ROAD	Terraced
2018-05-11	£77,000	50 BLACKHOUSE ROAD	Terraced
2018-02-09	£55,000	90 BLACKHOUSE ROAD	Terraced
2017-11-06	£60,000	42 BLACKHOUSE ROAD	Semi-detached
2017-09-01	£48,000	60 BLACKHOUSE ROAD	Terraced
2017-06-09	£120,000	142 BLACKHOUSE ROAD	Terraced
2016-10-14	£53,000	84 BLACKHOUSE ROAD	Terraced
2016-06-14	£53,000	14 BLACKHOUSE ROAD	Terraced
2015-09-25	£144,500	132 BLACKHOUSE ROAD	Terraced
2015-08-07	£53,000	36 BLACKHOUSE ROAD	Terraced
2014-08-15	£120,000	120 BLACKHOUSE ROAD	Terraced
2014-04-17	£45,000	74 BLACKHOUSE ROAD	Terraced
2013-09-06	£53,000	78 BLACKHOUSE ROAD	Semi-detached
2012-12-21	£47,000	26 BLACKHOUSE ROAD	Terraced
2012-09-14	£110,000	126 BLACKHOUSE ROAD	Terraced
2012-05-18	£50,000	98 BLACKHOUSE ROAD	Terraced
2012-05-15	£50,000	72 BLACKHOUSE ROAD	Terraced
2011-03-01	£54,950	50 BLACKHOUSE ROAD	Terraced
2010-07-20	£36,500	44 BLACKHOUSE ROAD	Terraced
2010-05-27	£36,500	44 BLACKHOUSE ROAD	Terraced
2009-06-05	£58,000	86 BLACKHOUSE ROAD	Flat
2009-05-22	£37,000	52 BLACKHOUSE ROAD	Terraced
2008-12-18	£41,500	BLACKHOUSE ROAD	Terraced

Date	Price	Address	Type
2008-11-14	£55,000	62 BLACKHOUSE ROAD	Terraced
2008-11-04	£46,500	100 BLACKHOUSE ROAD	Terraced
2008-05-09	£62,000	102 BLACKHOUSE ROAD	Terraced
2008-02-05	£55,000	62 BLACKHOUSE ROAD	Terraced
2008-01-10	£60,000	94 BLACKHOUSE ROAD	Terraced
2007-10-05	£60,000	114 BLACKHOUSE ROAD	Terraced
2007-02-09	£69,950	60 BLACKHOUSE ROAD	Terraced
2006-12-28	£65,000	24 BLACKHOUSE ROAD	Terraced
2006-12-01	£67,500	36 BLACKHOUSE ROAD	Terraced
2006-11-17	£60,000	54 BLACKHOUSE ROAD	Terraced
2006-06-05	£79,500	58 BLACKHOUSE ROAD	Terraced
2006-04-27	£60,000	78 BLACKHOUSE ROAD	Semi-detached
2005-11-30	£74,000	20 BLACKHOUSE ROAD	Terraced
2005-09-16	£64,000	8 BLACKHOUSE ROAD	Terraced
2005-08-04	£53,000	58 BLACKHOUSE ROAD	Terraced
2005-04-15	£47,000	66 BLACKHOUSE ROAD	Terraced
2005-04-08	£25,000	58 BLACKHOUSE ROAD	Terraced
2005-04-05	£56,500	88 BLACKHOUSE ROAD	Terraced
2005-02-24	£54,995	36 BLACKHOUSE ROAD	Terraced
2004-12-22	£47,000	22 BLACKHOUSE ROAD	Terraced
2004-12-17	£40,000	34 BLACKHOUSE ROAD	Terraced
2004-09-09	£38,000	32 BLACKHOUSE ROAD	Terraced
2004-07-30	£68,000	20 BLACKHOUSE ROAD	Terraced
2004-05-28	£45,000	88 BLACKHOUSE ROAD	Terraced
2004-05-07	£49,000	70 BLACKHOUSE ROAD	Terraced
2004-05-07	£37,000	48 BLACKHOUSE ROAD	Terraced

Date	Price	Address	Type
2004-01-23	£25,000	24 BLACKHOUSE ROAD	Terraced
2003-12-24	£59,000	116 BLACKHOUSE ROAD	Terraced
2003-12-08	£92,500	146 BLACKHOUSE ROAD	Detached
2003-11-21	£38,000	8 BLACKHOUSE ROAD	Terraced
2003-11-12	£20,000	42 BLACKHOUSE ROAD	Semi-detached
2003-11-11	£24,000	20 BLACKHOUSE ROAD	Terraced
2003-11-07	£19,995	14 BLACKHOUSE ROAD	Terraced
2003-03-06	£49,000	138 BLACKHOUSE ROAD	Terraced
2003-02-21	£18,000	22 BLACKHOUSE ROAD	Terraced
2003-02-21	£20,500	26 BLACKHOUSE ROAD	Terraced
2003-01-06	£29,995	54 BLACKHOUSE ROAD	Terraced
2002-12-23	£20,000	28 BLACKHOUSE ROAD	Terraced
2002-11-25	£16,000	8 BLACKHOUSE ROAD	Terraced
2002-11-18	£29,000	30 BLACKHOUSE ROAD	Terraced
2002-09-23	£25,000	58 BLACKHOUSE ROAD	Terraced
2002-08-30	£22,000	60 BLACKHOUSE ROAD	Terraced
2002-08-23	£18,770	78 BLACKHOUSE ROAD	Semi-detached
2002-08-16	£48,000	128 BLACKHOUSE ROAD	Terraced
2002-06-28	£20,000	16 BLACKHOUSE ROAD	Terraced
2002-05-31	£44,000	130 BLACKHOUSE ROAD	Terraced
2001-10-09	£16,000	56 BLACKHOUSE ROAD	Terraced
2001-08-10	£13,000	98 BLACKHOUSE ROAD	Terraced
2001-05-11	£12,000	12 BLACKHOUSE ROAD	Terraced
2000-09-11	£24,000	64 BLACKHOUSE ROAD	Semi-detached
2000-02-18	£20,500	78 BLACKHOUSE ROAD	Semi-detached
2000-02-11	£18,000	90 BLACKHOUSE ROAD	Terraced

Date	Price	Address	Type
2000-02-01	£14,000	10 BLACKHOUSE ROAD	Terraced
1999-04-30	£27,500	50 BLACKHOUSE ROAD	Terraced
1999-02-05	£34,000	128 BLACKHOUSE ROAD	Terraced
1999-01-15	£20,000	54 BLACKHOUSE ROAD	Terraced
1998-10-08	£29,000	104 BLACKHOUSE ROAD	Semi-detached
1998-03-26	£21,500	106 BLACKHOUSE ROAD	Semi-detached
1998-03-06	£18,000	30 BLACKHOUSE ROAD	Terraced
1997-10-03	£40,500	126 BLACKHOUSE ROAD	Terraced
1997-09-26	£19,500	48 BLACKHOUSE ROAD	Terraced
1997-07-28	£26,600	68 BLACKHOUSE ROAD	Terraced
1997-06-23	£34,500	142 BLACKHOUSE ROAD	Terraced
1996-07-17	£25,000	62 BLACKHOUSE ROAD	Terraced
1996-07-05	£13,000	70 BLACKHOUSE ROAD	Terraced
1996-01-19	£15,250	96 BLACKHOUSE ROAD	Terraced
1996-01-10	£13,725	48 BLACKHOUSE ROAD	Terraced
1995-02-28	£28,000	68 BLACKHOUSE ROAD	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
North Huddersfield Trust School	0.3 mi	Secondary	Report card ⇒
Ashbrow School	0.4 mi	Primary	Report card ⇒
Birkby Junior School	0.5 mi	Primary	Good (2023)
Fixby Junior and Infant School	0.7 mi	Primary	Report card ⇒

School	Distance	Phase	Ofsted
Our Lady of Lourdes Catholic Primary Academy	0.7 mi	Primary	Report card ⇒
Christ Church CE Academy	0.8 mi	Primary	Report card ⇒

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

Nearest GP surgeries: DR HANDA & PARTNER (0.1 mi) · THE GRANGE MEDICAL PRACTICE (0.2 mi) · WOODHOUSE HILL SURGERY (0.3 mi)

Nearest hospitals: BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (1.0 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) (0.1 mi) · ROSERY COTTAGE (Grade II) (0.2 mi)

Nearest pharmacies: SIDDIQUE PHARMACY (0.2 mi) · FARTOWN PHARMACY (0.2 mi) · CROFT PHARMACY (0.5 mi)

Nearest stations: Deighton (1.1 mi) · Huddersfield (1.2 mi) · Lockwood (2.3 mi)

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

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

Who lives here

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 — 16 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 1AR
Average sold price	£235,007	£185,383	£50,272
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 1AR.

[Compare conveyancing quotes →](#)

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