

# Property report — HD2 1BS

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
2025-03-26	£125,000	31 WOODHOUSE AVENUE	Terraced
2023-01-03	£746	38 WOODHOUSE AVENUE	Other
2018-07-09	£87,000	44 WOODHOUSE AVENUE	Terraced
2018-02-06	£92,900	42 WOODHOUSE AVENUE	Semi-detached
2016-08-05	£60,000	35 WOODHOUSE AVENUE	Terraced
2006-12-01	£69,000	33 WOODHOUSE AVENUE	Terraced
2005-12-02	£86,000	42 WOODHOUSE AVENUE	Semi-detached
2005-04-22	£82,000	41 WOODHOUSE AVENUE	Terraced
2004-02-27	£75,000	40 WOODHOUSE AVENUE	Terraced
2002-07-05	£36,000	43 WOODHOUSE AVENUE	Terraced
2002-02-28	£35,000	35 WOODHOUSE AVENUE	Terraced
2000-11-10	£32,500	41 WOODHOUSE AVENUE	Terraced
1999-02-25	£42,000	42 WOODHOUSE AVENUE	Semi-detached
1998-12-04	£32,500	31 WOODHOUSE AVENUE	Terraced
1998-07-10	£35,000	44 WOODHOUSE AVENUE	Terraced
1997-01-31	£22,000	35 WOODHOUSE AVENUE	Terraced
1995-07-10	£64,500	48 WOODHOUSE AVENUE	Detached

17 recorded sales on HD2 1BS. 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>	0.2 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Ashbrow School</a>	0.3 mi	Primary	<a href="#">Report card</a> →
<a href="#">Our Lady of Lourdes Catholic Primary Academy</a>	0.5 mi	Primary	<a href="#">Report card</a> →
<a href="#">Christ Church CE Academy</a>	0.6 mi	Primary	<a href="#">Report card</a> →
<a href="#">Birkby Junior School</a>	0.6 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Fixby Junior and Infant School</a>	0.7 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

**Nearest GP surgeries:** WOODHOUSE HILL SURGERY (0.1 mi) · DR HANDA & PARTNER (0.2 mi) · THE GRANGE MEDICAL PRACTICE (0.4 mi)

**Nearest hospitals:** BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (1.2 mi) · SPIRE HOSPITAL (2.7 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (4.3 mi)

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

**Nearest pharmacies:** COHENS CHEMIST (0.4 mi) · SIDDIQUE PHARMACY (0.4 mi) · FARTOWN PHARMACY (0.4 mi)

**Nearest stations:** Deighton (0.9 mi) · Huddersfield (1.3 mi) · Brighouse (2.2 mi)

**Nearest supermarkets:** Asda (0.4 mi) · Khadim Supersave (0.8 mi) · The Food Warehouse (0.9 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

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No modelled flood risk is recorded for HD2 1BS in the EA Risk of Flooding from Rivers and Sea dataset.

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

## How granular is this?

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Measure	DISTRICT HD2	SECTOR HD2 1	POSTCODE HD2 1BS
Average sold price	£235,007	£185,383	£57,479
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

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### 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 1BS.

[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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