

Property report — HD2 1EZ

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
2021-08-04	£119,000	16 BEECHTREE COURT	Semi-detached
2019-12-12	£125,000	19 BEECH TREE COURT	Terraced
2019-07-16	£125,000	17 BEECH TREE COURT	Terraced
2018-03-29	£120,000	12 BEECH TREE COURT	Terraced
2017-07-13	£115,000	15 BEECH TREE COURT	Semi-detached
2017-04-04	£116,000	17 BEECH TREE COURT	Terraced
2013-03-28	£94,000	8 BEECH TREE COURT	Semi-detached
2012-07-16	£90,000	17 BEECH TREE COURT	Terraced
2009-08-13	£100,000	19 BEECH TREE COURT	Terraced
2007-09-28	£124,995	12 BEECH TREE COURT	Terraced
2007-07-04	£112,500	4 BEECH TREE COURT	Terraced
2007-03-23	£124,000	9 BEECH TREE COURT	Semi-detached
2007-02-02	£114,000	18 BEECH TREE COURT	Terraced
2007-01-30	£115,000	3 BEECH TREE COURT	Semi-detached
2007-01-12	£122,500	8 BEECH TREE COURT	Semi-detached
2006-07-14	£124,950	5 BEECH TREE COURT	Terraced
2006-03-31	£108,000	10 BEECH TREE COURT	Semi-detached

Date	Price	Address	Type
2006-03-21	£109,950	11 BEECH TREE COURT	Terraced
2006-02-03	£115,000	8 BEECH TREE COURT	Semi-detached
2006-01-12	£106,950	6 BEECH TREE COURT	Terraced
2005-10-28	£99,000	16 BEECH TREE COURT	Semi-detached
2005-07-01	£99,950	1 BEECH TREE COURT	Terraced
2005-05-23	£100,000	14 BEECH TREE COURT	Terraced
2005-01-31	£117,950	12A BEECH TREE COURT	Terraced
2004-10-14	£117,950	12 BEECH TREE COURT	Terraced
2004-01-09	£94,950	18 BEECH TREE COURT	Terraced
2003-11-14	£82,950	19 BEECH TREE COURT	Terraced
2003-09-03	£84,950	17 BEECH TREE COURT	Semi-detached
2003-08-14	£82,950	3 BEECH TREE COURT	Semi-detached
2003-07-15	£62,000	4 BEECH TREE COURT	Terraced
2003-04-11	£66,500	1 BEECH TREE COURT	Terraced
2002-11-15	£69,950	7 BEECH TREE COURT	Semi-detached
2002-10-25	£69,950	9 BEECH TREE COURT	Semi-detached
2002-10-25	£64,950	6 BEECH TREE COURT	Terraced
2002-10-25	£69,950	8 BEECH TREE COURT	Semi-detached
2002-05-23	£57,500	5 BEECH TREE COURT	Terraced
2002-04-18	£52,000	15 BEECH TREE COURT	Semi-detached
2002-03-15	£52,000	16 BEECH TREE COURT	Semi-detached
2002-03-07	£66,500	2 BEECH TREE COURT	Terraced

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
10 Beechtree Court, HUDDERSFIELD	C	B	67 m ²	End-terrace house	2024
8 Beechtree Court, HUDDERSFIELD	C	B	74 m ²	Semi-detached house	2024
7 Beechtree Court, HUDDERSFIELD	C	B	68 m ²	End-terrace house	2022
1 Beechtree Court, HUDDERSFIELD	C	B	66 m ²	end-terrace house	2021
5 Beechtree Court, HUDDERSFIELD	D	B	71 m ²	end-terrace house	2021
16 BEECHTREE COURT, HUDDERSFIELD	C	B	69 m ²	Semi-detached house	2021
19, Beechtree Court, HUDDERSFIELD	C	B	72 m ²	end-terrace house	2019
9, Beechtree Court, HUDDERSFIELD	C	B	70 m ²	Semi-detached house	2019
12, Beechtree Court, HUDDERSFIELD	C	B	65 m ²	Mid-terrace house	2018
15, Beechtree Court, HUDDERSFIELD	D	B	70 m ²	Semi-detached house	2017
14, Beechtree Court, HUDDERSFIELD	D	B	68 m ²	end-terrace house	2016
2, Beechtree Court, HUDDERSFIELD	D	B	98 m ²	Mid-terrace house	2015

12 certificates for HD2 1EZ. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

Nearest schools

School	Distance	Phase	Ofsted
Ashbrow School	0.1 mi	Primary	Report card →
North Huddersfield Trust School	0.3 mi	Secondary	Report card →
Our Lady of Lourdes Catholic Primary Academy	0.4 mi	Primary	Report card →
Christ Church CE Academy	0.5 mi	Primary	Report card →
Fixby Junior and Infant School	0.6 mi	Primary	Report card →
All Saints Catholic College	0.7 mi	Secondary	Good (2022)

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 (0.2 mi) · DR HANDA & PARTNER (0.4 mi) · THE GRANGE MEDICAL PRACTICE (0.5 mi)

Nearest hospitals: BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (1.2 mi) · SPIRE HOSPITAL (2.7 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (4.2 mi)

Nearest listed buildings: CHRIST CHURCH VICARAGE (Grade II) (0.2 mi) · MONUMENT TO WILLIAM FAWCETT IN CHRIST CHURCH CHURCHYARD WEST OF TOWER (Grade II) (0.2 mi) · Monument to Richard Oastler in Christ Church Churchyard near south door (Grade II) (0.2 mi)

Nearest pharmacies: ASDA PHARMACY (0.3 mi) · COHENS CHEMIST (0.3 mi) · SIDDIQUE PHARMACY (0.5 mi)

Nearest stations: Deighton (0.9 mi) · Huddersfield (1.4 mi) · Brighouse (2.1 mi)

Nearest supermarkets: Asda (0.3 mi) · Khadim Supersave (0.9 mi) · The Food Warehouse (1.0 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

No modelled flood risk is recorded for HD2 1EZ 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?

Measure	DISTRICT HD2	SECTOR HD2 1	POSTCODE HD2 1EZ
Average sold price	£235,007	£185,383	£97,277
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 1EZ.

[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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