

# Property report — HD2 2FF

Open-data due diligence for the HD2 2 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£285,354**

sector HD2 2 · 206 sales

POPULATION

**33,939**

sector HD2 2

CRIMES RECORDED

**57**

sector HD2 2 · 2026-04

SCHOOLS

**5**

sector HD2 2

FLOOD RISK

**Medium**

sector HD2 2

GIGABIT BROADBAND

**94%**

sector HD2 2 of premises

## Sold-price trend (1995-2026)



Average sold price in sector HD2 2 by year, 1995-2026 (latest £270,926). Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2024-11-15	£415,000	8 BEECHWOOD GROVE	Detached
2023-12-15	£362,000	6 BEECHWOOD GROVE	Detached
2022-05-03	£390,000	15 BEECHWOOD GROVE	Detached
2020-02-14	£275,000	5 BEECHWOOD GROVE	Detached
2019-10-08	£318,000	11 BEECHWOOD GROVE	Detached
2018-07-06	£367,000	19 BEECHWOOD GROVE	Detached
2018-03-14	£277,000	3 BEECHWOOD GROVE	Detached
2016-11-25	£200,000	9 BEECHWOOD GROVE	Detached
2009-07-31	£327,500	7 BEECHWOOD GROVE	Detached
2005-06-08	£202,000	2 BEECHWOOD GROVE	Detached
2003-06-11	£135,000	9 BEECHWOOD GROVE	Detached
2002-01-23	£133,950	21 BEECHWOOD GROVE	Detached
2001-07-24	£110,000	8 BEECHWOOD GROVE	Detached
1998-12-15	£106,000	21 BEECHWOOD GROVE	Detached
1997-09-18	£93,000	5 BEECHWOOD GROVE	Detached
1997-08-23	£95,000	8 BEECHWOOD GROVE	Detached
1997-02-20	£90,000	7 BEECHWOOD GROVE	Detached

Date	Price	Address	Type
1996-06-24	£89,950	4 BEECHWOOD GROVE	Detached

18 recorded sales on HD2 2FF. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Fixby Junior and Infant School</a>	0.2 mi	Primary	<a href="#">Report card</a> →
<a href="#">All Saints Catholic College</a>	0.6 mi	Secondary	<a href="#">Good</a> (2022)
<a href="#">Ashbrow School</a>	0.6 mi	Primary	<a href="#">Report card</a> →
<a href="#">Our Lady of Lourdes Catholic Primary Academy</a>	0.7 mi	Primary	<a href="#">Report card</a> →
<a href="#">Carr Green Primary School</a>	0.8 mi	Primary	<a href="#">Good</a> (2024)
<a href="#">Christ Church CE Academy</a>	1.0 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 (0.9 mi) · RASTRICK HEALTH CENTRE (0.9 mi) · DR HANDA & PARTNER (1.0 mi)

**Nearest hospitals:** BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (1.4 mi) · SPIRE HOSPITAL (2.0 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (3.6 mi)

**Nearest listed buildings:** LONGWOODHOUSE FARMHOUSE (Grade II) (0.2 mi) · LODGE TO FIXBY PARK (Grade II) (0.3 mi) · FIXBY HOUSE (Grade II) (0.3 mi)

**Nearest pharmacies:** ASDA PHARMACY (0.4 mi) · COHENS CHEMIST (0.9 mi) · RASTRICK PHARMACY (0.9 mi)

**Nearest stations:** Deighton (1.5 mi) · Brighouse (1.5 mi) · Huddersfield (1.9 mi)

**Nearest supermarkets:** Asda (0.4 mi) · Khadim Supersave (1.2 mi) · The Food Warehouse (1.6 mi)

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

## Who lives here

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Median age

37

One-person households

31%

Households with children

33%

Households

12,771

Owned 62% · Social rent 12% · Private rent 26%

Census 2021 (ONS), for the HD2 2 area.

## Flood risk

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No modelled flood risk is recorded for HD2 2FF 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 2	POSTCODE HD2 2FF
Average sold price	£235,007	£285,354	£221,467
Population	43,147	33,939	—
Deprivation decile	4/10	5/10	—
Crimes recorded	156	57	—
Schools	11	5	—
Flood risk	High	Medium	Low
Gigabit broadband	96%	94%	100%

Measure	DISTRICT HD2	SECTOR HD2 2	POSTCODE HD2 2FF
Superfast broadband	99%	99%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD2 2); 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 2FF.

[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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