

# Property report — HD2 2FS

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

## Sold prices on this postcode

Date	Price	Address	Type
2026-04-28	£215,000	7 UPLANDS	Detached
2023-11-03	£350,000	25 UPLANDS	Detached
2022-06-20	£295,000	15 UPLANDS	Detached
2022-01-20	£172,500	7 UPLANDS	Detached
2021-05-27	£180,000	5A UPLANDS	Semi-detached
2020-07-20	£163,000	6 UPLANDS	Detached
2017-07-14	£167,500	5 UPLANDS	Detached
2017-06-20	£150,000	9A UPLANDS	Detached
2016-12-06	£172,000	11 UPLANDS	Detached
2016-11-30	£150,000	9A UPLANDS	Detached
2015-11-27	£148,500	1 UPLANDS	Detached
2014-09-12	£137,000	7A UPLANDS	Detached
2014-05-30	£250,000	25 UPLANDS	Detached
2013-10-16	£110,000	9 UPLANDS	Detached
2012-11-23	£131,000	5 UPLANDS	Detached
2010-12-17	£143,500	4 UPLANDS	Detached
2009-06-26	£400,000	27 UPLANDS	Detached
2008-10-17	£137,500	5 UPLANDS	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2008-05-09	£147,000	3 UPLANDS	Detached
2007-08-17	£225,000	15 UPLANDS	Detached
2006-06-16	£139,000	1 UPLANDS	Detached
2004-12-09	£132,000	1 UPLANDS	Detached
2003-07-25	£94,000	9A UPLANDS	Detached
2003-07-16	£110,000	5 UPLANDS	Detached
2003-02-11	£90,000	27 UPLANDS	Detached
2002-12-10	£110,000	7 UPLANDS	Detached
2002-11-29	£35,000	27 UPLANDS	Detached
2000-12-15	£56,000	7A UPLANDS	Detached
1999-11-30	£60,000	9A UPLANDS	Detached
1998-10-23	£87,500	15 UPLANDS	Detached
1997-10-20	£62,500	6 UPLANDS	Detached
1997-07-07	£87,500	17 UPLANDS	Detached
1997-05-21	£65,000	7 UPLANDS	Detached
1997-03-19	£97,500	25 UPLANDS	Detached
1996-11-29	£58,500	5A UPLANDS	Semi-detached
1996-08-23	£73,000	15 UPLANDS	Detached
1996-07-05	£65,000	4 UPLANDS	Detached
1996-05-10	£57,800	3 UPLANDS	Detached
1996-02-29	£65,000	5 UPLANDS	Detached
1996-02-15	£77,000	17 UPLANDS	Detached
1995-06-02	£95,000	29 UPLANDS	Detached
1995-05-26	£65,000	3A UPLANDS	Detached
1995-05-19	£95,000	19 UPLANDS	Detached
1995-01-09	£59,995	11 UPLANDS	Detached

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

## Nearest schools

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School	Distance	Phase	Ofsted
<a href="#">St Patrick's Catholic Primary Academy</a>	0.4 mi	Primary	<a href="#">Report card →</a>
<a href="#">Birkby Infant and Nursery School</a>	0.4 mi	Primary	<a href="#">Report card →</a>
<a href="#">Birkby Junior School</a>	0.6 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Brambles Primary Academy</a>	0.7 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Fixby Junior and Infant School</a>	0.9 mi	Primary	<a href="#">Report card →</a>
<a href="#">Lindley Junior School</a>	0.9 mi	Primary	<a href="#">Good (2023)</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:** BIRKBY HEALTH CENTRE (0.1 mi) · CROFT MEDICAL CENTRE (0.5 mi) · THE GRANGE MEDICAL PRACTICE (0.7 mi)

**Nearest hospitals:** BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (0.2 mi) · SPIRE HOSPITAL (2.3 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (3.8 mi)

**Nearest listed buildings:** BIRKBY GRANGE (Grade II) (0.1 mi) · OFFICES AT BIRKBY GRANGE (Grade II) (0.2 mi) · 158, BIRKBY HALL ROAD (Grade II) (0.2 mi)

**Nearest pharmacies:** K PHARMACY (0.2 mi) · CROFT PHARMACY (0.5 mi) · SIDDIQUE PHARMACY (0.7 mi)

**Nearest stations:** Huddersfield (1.1 mi) · Lockwood (1.9 mi) · Deighton (2.0 mi)

**Nearest supermarkets:** Khadim Supersave (0.4 mi) · Aldi (0.8 mi) · Co-op Food (0.9 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 HD2 2.

## Flood risk

No modelled flood risk is recorded for HD2 2FS 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 2	POSTCODE HD2 2FS
Average sold price	£235,007	£285,354	£131,404
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%
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 2FS.

[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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