

# Property report — HD2 2NB

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
2020-10-30	£203,000	212 COWCLIFFE HILL ROAD	Semi-detached
2014-09-25	£170,000	THE SHEPHERDS ARMS COWCLIFFE HILL ROAD	Other

2 recorded sales on HD2 2NB. 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>	0.4 mi	Primary	<a href="#">Report card →</a>
<a href="#">Ashbrow School</a>	0.7 mi	Primary	<a href="#">Report card →</a>
<a href="#">Birkby Junior School</a>	0.7 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Birkby Infant and Nursery School</a>	0.8 mi	Primary	<a href="#">Report card →</a>
<a href="#">North Huddersfield Trust School</a>	0.9 mi	Secondary	<a href="#">Report card →</a>
<a href="#">St Patrick's Catholic Primary Academy</a>	0.9 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:** BIRKBY HEALTH CENTRE (0.5 mi) · THE GRANGE MEDICAL PRACTICE (0.6 mi) · CROFT MEDICAL CENTRE (0.6 mi)

**Nearest hospitals:** BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (0.8 mi) · SPIRE HOSPITAL (2.1 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (3.7 mi)

**Nearest listed buildings:** 182, NETHEROYD HILL ROAD (Grade II) (0.1 mi) · IVY HOUSE (Grade II) (0.2 mi) · PARAPET TO OCHRE HOLE FORD (Grade II) (0.3 mi)

**Nearest pharmacies:** K PHARMACY (0.6 mi) · SIDDIQUE PHARMACY (0.6 mi) · FARTOWN PHARMACY (0.6 mi)

**Nearest stations:** Huddersfield (1.4 mi) · Deighton (1.6 mi) · Brighouse (2.1 mi)

**Nearest supermarkets:** Asda (0.6 mi) · Khadim Supersave (0.7 mi) · Aldi (1.1 mi)

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

## Who lives here

---

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 2NB 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 2NB
Average sold price	£235,007	£285,354	£186,500
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

### 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 2NB.

[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.

---

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.