

Property report — HD2 2NS

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
2025-06-20	£230,000	3 HIGHCLIFFE AVENUE	Semi-detached
2024-09-19	£220,000	4 HIGHCLIFFE AVENUE	Semi-detached
2024-05-31	£210,000	9 HIGHCLIFFE AVENUE	Semi-detached
2023-12-13	£207,500	13 HIGHCLIFFE AVENUE	Semi-detached
2023-11-15	£360,000	22 HIGHCLIFFE AVENUE	Detached
2023-01-20	£352,000	22 HIGHCLIFFE AVENUE	Detached
2022-11-11	£220,000	5 HIGHCLIFFE AVENUE	Semi-detached
2022-09-26	£210,000	1 HIGHCLIFFE AVENUE	Semi-detached
2022-03-04	£200,000	17 HIGHCLIFFE AVENUE	Detached
2021-06-25	£200,650	6 HIGHCLIFFE AVENUE	Semi-detached
2021-05-14	£215,000	4 HIGHCLIFFE AVENUE	Semi-detached
2020-11-13	£226,000	27 HIGHCLIFFE AVENUE	Detached
2020-11-09	£235,000	12 HIGHCLIFFE AVENUE	Detached
2016-12-20	£165,000	6 HIGHCLIFFE AVENUE	Semi-detached
2016-03-04	£234,000	16 HIGHCLIFFE AVENUE	Detached
2015-12-21	£197,500	29 HIGHCLIFFE AVENUE	Detached
2015-07-17	£164,000	21 HIGHCLIFFE AVENUE	Detached
2015-06-12	£140,000	8 HIGHCLIFFE AVENUE	Semi-detached

Date	Price	Address	Type
2015-04-09	£155,000	6 HIGHCLIFFE AVENUE	Semi-detached
2014-10-06	£140,000	4 HIGHCLIFFE AVENUE	Semi-detached
2014-05-01	£155,000	17 HIGHCLIFFE AVENUE	Detached
2012-11-20	£153,000	12 HIGHCLIFFE AVENUE	Detached
2012-11-20	£153,000	12 HIGHCLIFFE AVENUE	Detached
2012-03-08	£145,000	13 HIGHCLIFFE AVENUE	Semi-detached
2007-08-17	£160,000	11 HIGHCLIFFE AVENUE	Semi-detached
2006-11-03	£164,000	6 HIGHCLIFFE AVENUE	Semi-detached
2005-02-11	£178,000	14 HIGHCLIFFE AVENUE	Detached
2005-02-01	£163,000	13 HIGHCLIFFE AVENUE	Semi-detached
2004-10-01	£165,000	5 HIGHCLIFFE AVENUE	Semi-detached
2004-06-04	£176,000	23 HIGHCLIFFE AVENUE	Detached
2004-04-08	£175,000	25 HIGHCLIFFE AVENUE	Detached
2002-05-24	£128,000	16 HIGHCLIFFE AVENUE	Detached
2001-10-19	£74,500	15 HIGHCLIFFE AVENUE	Semi-detached
2001-07-04	£65,000	11 HIGHCLIFFE AVENUE	Semi-detached
2000-07-28	£67,950	13 HIGHCLIFFE AVENUE	Semi-detached
1999-11-26	£59,950	9 HIGHCLIFFE AVENUE	Semi-detached
1999-11-15	£66,000	17 HIGHCLIFFE AVENUE	Detached
1999-01-08	£64,000	5 HIGHCLIFFE AVENUE	Semi-detached
1997-07-22	£86,000	23 HIGHCLIFFE AVENUE	Detached
1997-07-22	£86,000	23 HIGHCLIFFE AVENUE	Detached
1996-08-30	£47,500	2 HIGHCLIFFE AVENUE	Semi-detached
1996-07-19	£54,000	13 HIGHCLIFFE AVENUE	Semi-detached
1995-09-29	£50,000	11 HIGHCLIFFE AVENUE	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Fixby Junior and Infant School	0.5 mi	Primary	Report card →
Birkby Junior School	0.6 mi	Primary	Good (2023)
Birkby Infant and Nursery School	0.7 mi	Primary	Report card →
Ashbrow School	0.8 mi	Primary	Report card →
St Patrick's Catholic Primary Academy	0.8 mi	Primary	Report card →
North Huddersfield Trust School	1.0 mi	Secondary	Report card →

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 (0.4 mi) · CROFT MEDICAL CENTRE (0.5 mi) · THE GRANGE MEDICAL PRACTICE (0.5 mi)

Nearest hospitals: BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (0.6 mi) · SPIRE HOSPITAL (2.1 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (3.8 mi)

Nearest listed buildings: 182, NETHEROYD HILL ROAD (Grade II) (0.2 mi) · IVY HOUSE (Grade II) (0.3 mi) · Fartown and Birkby war memorial (Grade II) (0.4 mi)

Nearest pharmacies: K PHARMACY (0.4 mi) · CROFT PHARMACY (0.5 mi) · SIDDIQUE PHARMACY (0.5 mi)

Nearest stations: Huddersfield (1.3 mi) · Deighton (1.7 mi) · Lockwood (2.2 mi)

Nearest supermarkets: Khadim Supersave (0.6 mi) · Asda (0.7 mi) · Aldi (1.0 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 2NS 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 2NS
Average sold price	£235,007	£285,354	£160,873
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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD2 2NS.

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