

# Property report — HD2 2PE

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)



Annual **average (mean)** sold price in HD2 2, 1995-2026 (latest £270,926). Hover a point to read its value.  
Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2025-05-02	£115,000	32 COWCLIFFE HILL ROAD	Terraced
2024-05-17	£135,000	52 COWCLIFFE HILL ROAD	Semi-detached
2023-04-28	£125,000	67 COWCLIFFE HILL ROAD	Terraced
2023-03-03	£57,500	99 COWCLIFFE HILL ROAD	Flat
2023-01-12	£110,000	103 COWCLIFFE HILL ROAD	Terraced
2022-12-13	£140,000	38 COWCLIFFE HILL ROAD	Terraced
2022-12-04	£141,350	34 COWCLIFFE HILL ROAD	Semi-detached
2022-08-01	£80,000	65 COWCLIFFE HILL ROAD	Terraced
2022-07-12	£150,000	40 COWCLIFFE HILL ROAD	Terraced
2022-02-18	£440,000	24 COWCLIFFE HILL ROAD	Detached
2022-01-28	£165,000	111 COWCLIFFE HILL ROAD	Detached
2021-12-17	£142,000	42 COWCLIFFE HILL ROAD	Terraced
2021-10-29	£105,000	49 COWCLIFFE HILL ROAD	Terraced
2021-07-28	£70,000	51 COWCLIFFE HILL ROAD	Semi-detached
2020-12-15	£61,000	103 COWCLIFFE HILL ROAD	Terraced
2020-11-05	£78,000	97 COWCLIFFE HILL ROAD	Terraced
2020-09-11	£115,000	34 COWCLIFFE HILL ROAD	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2020-06-17	£125	40 COWCLIFFE HILL ROAD	Other
2020-01-27	£260,000	109 COWCLIFFE HILL ROAD	Semi-detached
2019-09-20	£124,500	56 COWCLIFFE HILL ROAD	Semi-detached
2019-09-20	£124,500	56 COWCLIFFE HILL ROAD	Other
2019-08-30	£56,000	91 COWCLIFFE HILL ROAD	Terraced
2019-08-09	£67,500	95 COWCLIFFE HILL ROAD	Terraced
2019-05-30	£72,000	81 COWCLIFFE HILL ROAD	Terraced
2019-04-30	£46,000	87 COWCLIFFE HILL ROAD	Terraced
2018-06-13	£103,000	60 COWCLIFFE HILL ROAD	Terraced
2018-06-13	£103,000	60 COWCLIFFE HILL ROAD	Other
2018-06-01	£125,000	40 COWCLIFFE HILL ROAD	Terraced
2018-02-07	£85,000	30 COWCLIFFE HILL ROAD	Terraced
2018-01-12	£106,500	34 COWCLIFFE HILL ROAD	Semi-detached
2017-10-31	£145,000	44 COWCLIFFE HILL ROAD	Detached
2017-01-31	£73,000	49 COWCLIFFE HILL ROAD	Terraced
2016-09-08	£95,000	101 COWCLIFFE HILL ROAD	Terraced
2015-12-21	£73,500	71 COWCLIFFE HILL ROAD	Terraced
2015-04-30	£135,000	52 COWCLIFFE HILL ROAD	Semi-detached
2014-06-09	£64,000	91 COWCLIFFE HILL ROAD	Terraced
2013-07-12	£35,000	73 COWCLIFFE HILL ROAD	Terraced
2013-06-07	£100,000	61 COWCLIFFE HILL ROAD	Terraced
2013-03-28	£65,000	52 COWCLIFFE HILL ROAD	Semi-detached
2011-08-02	£63,000	91 COWCLIFFE HILL ROAD	Terraced
2010-10-29	£92,000	54 COWCLIFFE HILL ROAD	Semi-detached
2010-02-26	£87,300	63 COWCLIFFE HILL ROAD	Terraced
2009-10-01	£50,000	83 COWCLIFFE HILL ROAD	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2008-06-12	£107,500	32 COWCLIFFE HILL ROAD	Terraced
2007-08-31	£79,995	51 COWCLIFFE HILL ROAD	Semi-detached
2007-08-17	£123,000	42 COWCLIFFE HILL ROAD	Terraced
2006-12-15	£80,000	81 COWCLIFFE HILL ROAD	Terraced
2006-08-31	£35,000	62 COWCLIFFE HILL ROAD	Semi-detached
2006-01-13	£119,950	40 COWCLIFFE HILL ROAD	Terraced
2005-11-25	£96,000	32 COWCLIFFE HILL ROAD	Terraced
2005-10-14	£69,950	85 COWCLIFFE HILL ROAD	Terraced
2005-07-22	£90,000	49 COWCLIFFE HILL ROAD	Terraced
2004-12-10	£120,000	60 COWCLIFFE HILL ROAD	Terraced
2004-11-25	£59,950	79 COWCLIFFE HILL ROAD	Terraced
2004-09-02	£55,500	45 COWCLIFFE HILL ROAD	Detached
2004-06-30	£68,000	40 COWCLIFFE HILL ROAD	Terraced
2004-03-26	£97,000	61 COWCLIFFE HILL ROAD	Terraced
2003-12-12	£40,000	40 COWCLIFFE HILL ROAD	Terraced
2003-10-31	£45,950	83 COWCLIFFE HILL ROAD	Terraced
2003-05-30	£36,000	69 COWCLIFFE HILL ROAD	Terraced
2003-05-30	£39,950	40 COWCLIFFE HILL ROAD	Terraced
2003-05-09	£56,000	42 COWCLIFFE HILL ROAD	Terraced
2003-02-06	£15,000	73 COWCLIFFE HILL ROAD	Terraced
2002-12-06	£18,000	95 COWCLIFFE HILL ROAD	Terraced
2002-09-25	£89,950	107 COWCLIFFE HILL ROAD	Semi-detached
2002-08-28	£31,000	103 COWCLIFFE HILL ROAD	Terraced
2002-05-24	£15,000	73 COWCLIFFE HILL ROAD	Terraced
2002-05-03	£41,950	32 COWCLIFFE HILL ROAD	Terraced
2002-01-25	£37,500	34 COWCLIFFE HILL ROAD	Semi-detached

Date	Price	Address	Type
2001-10-05	£39,500	75 COWCLIFFE HILL ROAD	Terraced
2001-10-05	£34,950	81 COWCLIFFE HILL ROAD	Terraced
2001-05-04	£46,400	113 COWCLIFFE HILL ROAD	Semi-detached
2001-04-27	£27,000	79 COWCLIFFE HILL ROAD	Terraced
2001-02-21	£34,950	51 COWCLIFFE HILL ROAD	Semi-detached
2000-11-17	£26,500	77 COWCLIFFE HILL ROAD	Terraced
2000-09-22	£15,000	91 COWCLIFFE HILL ROAD	Terraced
2000-09-05	£82,000	109 COWCLIFFE HILL ROAD	Semi-detached
2000-04-20	£33,000	61 COWCLIFFE HILL ROAD	Terraced
1998-09-02	£28,000	49 COWCLIFFE HILL ROAD	Terraced
1998-04-24	£26,000	91 COWCLIFFE HILL ROAD	Terraced
1998-02-27	£24,950	79 COWCLIFFE HILL ROAD	Terraced
1998-02-20	£32,500	34 COWCLIFFE HILL ROAD	Semi-detached
1998-01-30	£27,500	51 COWCLIFFE HILL ROAD	Semi-detached
1997-08-29	£29,950	103 COWCLIFFE HILL ROAD	Terraced
1996-04-26	£15,000	77 COWCLIFFE HILL ROAD	Terraced
1996-04-12	£18,500	103 COWCLIFFE HILL ROAD	Terraced
1995-11-14	£10,000	79 COWCLIFFE HILL ROAD	Terraced
1995-10-23	£12,000	47 COWCLIFFE HILL ROAD	Terraced
1995-06-08	£29,500	85 COWCLIFFE HILL ROAD	Terraced
1995-04-06	£17,500	75 COWCLIFFE HILL ROAD	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Birkby Junior School</a>	0.4 mi	Primary	<a href="#">Good</a> (2023)

School	Distance	Phase	Ofsted
<a href="#">Birkby Infant and Nursery School</a>	0.5 mi	Primary	<a href="#">Report card →</a>
<a href="#">Fixby Junior and Infant School</a>	0.7 mi	Primary	<a href="#">Report card →</a>
<a href="#">St Patrick's Catholic Primary Academy</a>	0.7 mi	Primary	<a href="#">Report card →</a>
<a href="#">Ashbrow School</a>	0.8 mi	Primary	<a href="#">Report card →</a>
<a href="#">Brambles Primary Academy</a>	0.8 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:** CROFT MEDICAL CENTRE (0.3 mi) · THE GRANGE MEDICAL PRACTICE (0.4 mi) · BIRKBY HEALTH CENTRE (0.4 mi)

**Nearest hospitals:** BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (0.5 mi) · SPIRE HOSPITAL (2.3 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (4.0 mi)

**Nearest listed buildings:** Fartown and Birkby war memorial (Grade II) (0.2 mi) · CLOUGH LODGE (Grade II) (0.2 mi) · THE CHURCH OF ST CUTHBERT (Grade II) (0.2 mi)

**Nearest pharmacies:** K PHARMACY (0.3 mi) · CROFT PHARMACY (0.3 mi) · SIDDIQUE PHARMACY (0.4 mi)

**Nearest stations:** Huddersfield (1.1 mi) · Deighton (1.6 mi) · Lockwood (2.1 mi)

**Nearest supermarkets:** Khadim Supersave (0.3 mi) · Aldi (0.7 mi) · Asda (0.8 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.

## Recorded crime trend



Recorded crimes per month in HD2 2 (May 24–Apr 26, average 60/month). Hover a point to read the count.  
Source: Police.uk street-level data.

## Flood risk

No modelled flood risk is recorded for HD2 2PE 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 2PE
Average sold price	£235,007	£285,354	£76,218
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 2PE.

[Compare conveyancing quotes →](#)

### Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

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