

Property report — HD6 2AN

Open-data due diligence for the HD6 2 area (the finest level UK open data publishes).

AVG SOLD PRICE

£223,051

sector HD6 2 · 127 sales

POPULATION

12,147

sector HD6 2

CRIMES RECORDED

58

sector HD6 2 · 2026-04

SCHOOLS

5

sector HD6 2

FLOOD RISK

High

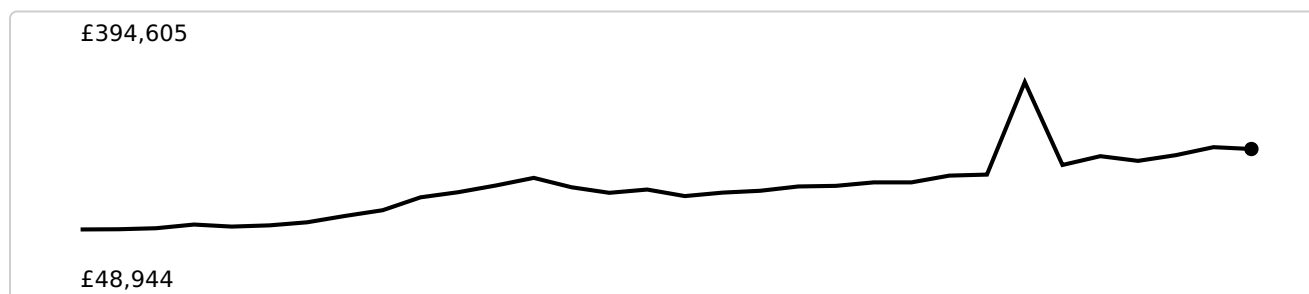
sector HD6 2

GIGABIT BROADBAND

98%

sector HD6 2 of premises

Sold-price trend (1995-2026)



Average sold price in sector HD6 2 by year, 1995-2026 (latest £237,533). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2012-01-27	£124,500	60A WATERLOO ROAD	Semi-detached
2003-06-06	£36,950	62 WATERLOO ROAD	Terraced
2003-03-17	£32,000	THE MAGIC WOK WATERLOO ROAD	Detached
1998-03-20	£48,000	60A WATERLOO ROAD	Semi-detached
1996-09-16	£26,000	THE MAGIC WOK WATERLOO ROAD	Detached

5 recorded sales on HD6 2AN. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
St Andrew's CofE (VA) Junior School	0.0 mi	Primary	Outstanding (2022)
St Andrew's Church of England (VA) Infant School	0.3 mi	Primary	Good (2023)
Longroyde Primary School	0.6 mi	Primary	Report card →
Rastrick High School	0.6 mi	Secondary	Report card →
Brighouse High School	0.7 mi	Secondary	Report card →
St Joseph's Catholic Primary Academy, Brighouse	0.8 mi	Primary	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: RYDINGS HALL SURGERY (0.2 mi) · CHURCH LANE SURGERY (0.2 mi) · LONGROYDE SURGERY (0.8 mi)

Nearest hospitals: SPIRE HOSPITAL (2.1 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (2.9 mi) · CALDERDALE ROYAL HOSPITAL (2.9 mi)

Nearest listed buildings: BRIGHOUSE LIBRARY AND SMITH ART GALLERY (Grade II) (0.1 mi) · WAR MEMORIAL IN RYDINGS PARK (Grade II) (0.1 mi) · ST MARTIN'S VICARAGE (Grade II) (0.1 mi)

Nearest pharmacies: BRIGHOUSE PHARMACY (0.2 mi) · BOOTS (0.3 mi) · RYANS PHARMACY (0.4 mi)

Nearest stations: Brighouse (0.6 mi) · Deighton (2.9 mi) · Halifax (2.9 mi)

Nearest supermarkets: Aldi (0.3 mi) · Tesco (0.5 mi) · Sainsbury's (0.5 mi)

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

Who lives here

Median age

46

One-person households

38%

Households with children

24%

Households

5,851

Owned 65% · Social rent 14% · Private rent 21%

Census 2021 (ONS), for the HD6 2 area.

Flood risk

No modelled flood risk is recorded for HD6 2AN 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 HD6	SECTOR HD6 2	POSTCODE HD6 2AN
Average sold price	£210,788	£223,051	£53,490
Population	36,157	12,147	—
Deprivation decile	5/10	6/10	—
Crimes recorded	255	58	—
Schools	14	5	—
Flood risk	High	High	Low
Gigabit broadband	92%	98%	100%
Superfast broadband	97%	100%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD6 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 HD6 2AN.

[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.