

Property report — HD6 2JY

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
2026-04-28	£240,000	8 SMITH HOUSE LANE	Terraced
2025-05-23	£250,000	42 SMITH HOUSE LANE	Semi-detached
2025-03-28	£220,000	33 SMITH HOUSE LANE	Terraced
2024-05-31	£235,000	25 SMITH HOUSE LANE	Terraced
2024-01-19	£185,000	8 SMITH HOUSE LANE	Terraced
2023-08-04	£242,000	4 SMITH HOUSE LANE	Terraced
2023-02-23	£172,500	5 SMITH HOUSE LANE	Terraced
2022-09-09	£215,000	13 SMITH HOUSE LANE	Terraced
2022-08-26	£205,500	40 SMITH HOUSE LANE	Semi-detached
2021-01-29	£210,000	4 SMITH HOUSE LANE	Terraced
2020-12-11	£175,000	42 SMITH HOUSE LANE	Semi-detached
2020-06-03	£185,000	25 SMITH HOUSE LANE	Terraced
2020-02-28	£177,500	33 SMITH HOUSE LANE	Terraced
2019-08-28	£168,000	23 SMITH HOUSE LANE	Terraced
2018-10-19	£172,500	20 SMITH HOUSE LANE	Terraced
2018-06-19	£172,500	16 SMITH HOUSE LANE	Terraced
2017-10-20	£167,000	25 SMITH HOUSE LANE	Terraced

Date	Price	Address	Type
2017-03-17	£110,000	3 SMITH HOUSE LANE	Terraced
2016-04-18	£164,000	13 SMITH HOUSE LANE	Terraced
2015-07-22	£165,000	23 SMITH HOUSE LANE	Terraced
2015-04-02	£165,000	4 SMITH HOUSE LANE	Terraced
2015-03-19	£142,000	25 SMITH HOUSE LANE	Terraced
2014-06-27	£282,500	28 SMITH HOUSE LANE	Detached
2013-11-08	£148,628	33 SMITH HOUSE LANE	Terraced
2010-12-22	£135,000	38 SMITH HOUSE LANE	Semi-detached
2010-12-22	£157,000	23 SMITH HOUSE LANE	Terraced
2010-10-22	£130,000	22A SMITH HOUSE LANE	Semi-detached
2010-05-21	£158,000	4 SMITH HOUSE LANE	Terraced
2009-10-06	£111,000	4 SMITH HOUSE LANE	Terraced
2007-10-05	£175,000	5 SMITH HOUSE LANE	Terraced
2007-06-19	£111,000	5 SMITH HOUSE LANE	Terraced
2007-06-13	£165,000	10 SMITH HOUSE LANE	Terraced
2006-10-10	£155,000	40 SMITH HOUSE LANE	Semi-detached
2006-08-25	£105,000	1 SMITH HOUSE LANE	Terraced
2006-01-04	£135,500	16 SMITH HOUSE LANE	Terraced
2004-11-24	£145,000	26 SMITH HOUSE LANE	Detached
2003-12-12	£132,000	13 SMITH HOUSE LANE	Semi-detached
2003-08-11	£148,500	24 SMITH HOUSE LANE	Detached
2003-08-08	£100,000	10 SMITH HOUSE LANE	Terraced
2003-07-25	£118,500	15 SMITH HOUSE LANE	Terraced
2003-02-28	£89,000	25 SMITH HOUSE LANE	Terraced
2002-04-19	£49,000	7 SMITH HOUSE LANE	Semi-detached
2001-08-24	£177,500	11 SMITH HOUSE LANE	Detached

Date	Price	Address	Type
2001-05-18	£59,950	8 SMITH HOUSE LANE	Terraced
2001-05-18	£60,000	8 SMITH HOUSE LANE	Terraced
2000-11-17	£54,000	31 SMITH HOUSE LANE	Terraced
1999-10-15	£60,000	8 SMITH HOUSE LANE	Terraced
1999-05-28	£123,000	11 SMITH HOUSE LANE	Detached
1998-08-18	£59,995	12 SMITH HOUSE LANE	Terraced
1998-07-10	£47,000	10 SMITH HOUSE LANE	Terraced
1995-06-30	£77,000	28 SMITH HOUSE LANE	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Brighouse High School	0.3 mi	Secondary	Report card →
St Andrew's Church of England (VA) Infant School	0.3 mi	Primary	Good (2023)
St Joseph's Catholic Primary Academy, Brighouse	0.3 mi	Primary	Report card →
Cliffe Hill Community Primary School	0.4 mi	Primary	Good (2020)
Trinity Academy St Chad's	0.5 mi	Primary	Good (2023)
Lightcliffe Academy	0.6 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: RYDINGS HALL SURGERY (0.8 mi) · CHURCH LANE SURGERY (0.8 mi) · THE NORTHOLME PRACTICE (1.2 mi)

Nearest hospitals: SPIRE HOSPITAL (2.4 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (2.9 mi) · CALDERDALE ROYAL HOSPITAL (2.9 mi)

Nearest listed buildings: STABLES AND BARN TO REAR OF SLEAD HALL (Grade II) (0.3 mi) · Smith House West and Smith House (Grade II) (0.3 mi) · Smith House Cottage and Smith House Lodge and linking stable block (Grade II) (0.3 mi)

Nearest pharmacies: RYANS PHARMACY (0.4 mi) · SWIFT BAILIFF BRIDGE PHARMACY (0.7 mi) · BRIGHOUSE PHARMACY (0.8 mi)

Nearest stations: Brighouse (1.2 mi) · Halifax (2.7 mi) · Low Moor (2.8 mi)

Nearest supermarkets: Tesco (0.9 mi) · Aldi (0.9 mi) · Sainsbury's (1.0 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 2JY 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 2JY
Average sold price	£210,788	£223,051	£149,168

Measure	DISTRICT HD6	SECTOR HD6 2	POSTCODE HD6 2JY
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 2JY.

[Compare conveyancing quotes →](#)

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