

Property report — HD6 2LB

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
2025-10-23	£146,500	39 SMITH HOUSE CRESCENT	Semi-detached
2021-12-20	£80,000	49 SMITH HOUSE CRESCENT	Semi-detached
2018-06-29	£75,000	50 SMITH HOUSE CRESCENT	Semi-detached
2017-07-07	£75,000	39 SMITH HOUSE CRESCENT	Semi-detached
2015-05-29	£67,000	45 SMITH HOUSE CRESCENT	Terraced
2012-01-16	£65,000	50 SMITH HOUSE CRESCENT	Semi-detached
2007-06-22	£88,000	50 SMITH HOUSE CRESCENT	Semi-detached
2006-03-15	£79,000	51 SMITH HOUSE CRESCENT	Semi-detached
2005-12-16	£72,000	50 SMITH HOUSE CRESCENT	Semi-detached
2004-07-23	£59,000	22 SMITH HOUSE CRESCENT	Terraced
2003-11-26	£55,000	50 SMITH HOUSE CRESCENT	Semi-detached
2003-08-22	£45,000	51 SMITH HOUSE CRESCENT	Semi-detached
2002-12-03	£49,000	39 SMITH HOUSE CRESCENT	Semi-detached
2002-11-25	£26,948	38 SMITH HOUSE CRESCENT	Semi-detached
2000-10-06	£32,500	50 SMITH HOUSE CRESCENT	Semi-detached
2000-07-07	£32,300	39 SMITH HOUSE CRESCENT	Semi-detached
1998-03-16	£30,000	51 SMITH HOUSE CRESCENT	Semi-detached

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
49 Smith House Crescent, BRIGHOUSE	D	B	107 m ²	Semi-detached house	2026
20 Smith House Crescent, BRIGHOUSE	C	C	81 m ²	End-terrace house	2025
42 Smith House Crescent, BRIGHOUSE	C	C	86 m ²	Semi-detached house	2025
41 Smith House Crescent, BRIGHOUSE	C	C	89 m ²	Semi-detached house	2025
20 Smith House Crescent, BRIGHOUSE	D	B	73 m ²	End-terrace house	2024
48 Smith House Crescent, BRIGHOUSE	E	B	86 m ²	Semi-detached house	2024
23 Smith House Crescent, BRIGHOUSE	C	B	77 m ²	End-terrace house	2023
33 Smith House Crescent, BRIGHOUSE	D	C	82 m ²	Semi-detached house	2023
42 Smith House Crescent, BRIGHOUSE	D	C	87 m ²	Semi-detached house	2023
22 Smith House Crescent, BRIGHOUSE	D	B	69 m ²	[object Object]	2023
28 Smith House Crescent, BRIGHOUSE	D	B	75 m ²	Semi-detached house	2023

Address	EPC	Potential	Floor area	Type	Assessed
21 Smith House Crescent, BRIGHOUSE	D	B	83 m ²	End-terrace house	2022

12 certificates for HD6 2LB. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

Nearest schools

School	Distance	Phase	Ofsted
St Joseph's Catholic Primary Academy, Brighouse	0.3 mi	Primary	Report card →
Brighouse High School	0.3 mi	Secondary	Report card →
Cliffe Hill Community Primary School	0.3 mi	Primary	Good (2020)
St Andrew's Church of England (VA) Infant School	0.4 mi	Primary	Good (2023)
Trinity Academy St Chad's	0.5 mi	Primary	Good (2023)
Lightcliffe Academy	0.5 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 (0.9 mi) · CHURCH LANE SURGERY (0.9 mi) · THE NORTHOLME PRACTICE (1.1 mi)

Nearest hospitals: SPIRE HOSPITAL (2.5 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (2.9 mi) · CALDERDALE ROYAL HOSPITAL (2.9 mi)

Nearest listed buildings: Smith House West and Smith House (Grade II) (0.2 mi) · Smith House Cottage and Smith House Lodge and linking stable block (Grade II) (0.3 mi) · 1 AND 3, UPPER GREEN LANE (Grade II*) (0.3 mi)

Nearest pharmacies: RYANS PHARMACY (0.6 mi) · SWIFT BAILIFF BRIDGE PHARMACY (0.6 mi) · BRIGHOUSE PHARMACY (0.9 mi)

Nearest stations: Brighouse (1.3 mi) · Halifax (2.7 mi) · Low Moor (2.8 mi)

Nearest supermarkets: Tesco (1.0 mi) · Aldi (1.0 mi) · Sainsbury's (1.1 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 2LB 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 2LB
Average sold price	£210,788	£223,051	£63,368
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%

Measure	DISTRICT HD6	SECTOR HD6 2	POSTCODE HD6 2LB
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.

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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD6 2LB.

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