

# Property report — HD6 2LF

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**

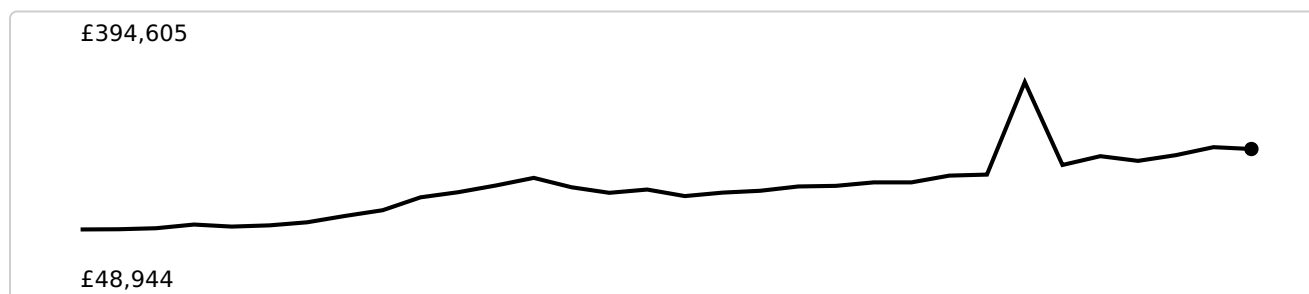
sector HD6 2

GIGABIT BROADBAND

**98%**

sector HD6 2 of premises

## Sold-price trend (1995-2026)



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

## Sold prices on this postcode

Date	Price	Address	Type
2022-04-29	£595,000	50C SMITH HOUSE LANE	Detached
2021-06-25	£465,000	50 SMITH HOUSE LANE	Detached
2021-06-23	£500,000	48 SMITH HOUSE LANE	Detached
2010-08-11	£345,000	46 SMITH HOUSE LANE	Detached
2005-01-24	£182,500	46 SMITH HOUSE LANE	Detached
2002-10-28	£52,000	79 SMITH HOUSE LANE	Terraced
2002-10-28	£57,000	79 SMITH HOUSE LANE	Terraced
2001-12-10	£26,000	71 SMITH HOUSE LANE	Terraced
2001-10-26	£40,000	77 SMITH HOUSE LANE	Terraced
2000-08-31	£157,000	50 SMITH HOUSE LANE	Detached
1999-10-22	£38,000	79 SMITH HOUSE LANE	Terraced
1998-04-09	£176,000	50C SMITH HOUSE LANE	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Cliffe Hill Community Primary School</a>	0.3 mi	Primary	<a href="#">Good (2020)</a>
	0.4 mi	Primary	

School	Distance	Phase	Ofsted
<a href="#">St Joseph's Catholic Primary Academy, Brighouse</a>			<a href="#">Report card</a> →
<a href="#">Brighouse High School</a>	0.4 mi	Secondary	<a href="#">Report card</a> →
<a href="#">St Andrew's Church of England (VA) Infant School</a>	0.4 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Lightcliffe Academy</a>	0.5 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Trinity Academy St Chad's</a>	0.5 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:** 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 (3.0 mi) · CALDERDALE ROYAL HOSPITAL (3.0 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) (0.2 mi) · STABLES AND BARN TO REAR OF SLEAD HALL (Grade II) (0.4 mi)

**Nearest pharmacies:** RYANS PHARMACY (0.5 mi) · SWIFT BAILIFF BRIDGE PHARMACY (0.6 mi) · BRIGHOUSE PHARMACY (0.9 mi)

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

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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 HD6 2.

## Flood risk

No modelled flood risk is recorded for HD6 2LF 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 2LF
Average sold price	£210,788	£223,051	£219,458
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 2LF.

[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.

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