

# Property report — HD6 3EL

Open-data due diligence for the HD6 3 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£220,086**

sector HD6 3 · 176 sales

POPULATION

**19,735**

sector HD6 3

CRIMES RECORDED

**83**

sector HD6 3 · 2026-04

SCHOOLS

**7**

sector HD6 3

FLOOD RISK

**High**

sector HD6 3

GIGABIT BROADBAND

**98%**

sector HD6 3 of premises

## Sold-price trend (1995-2026)



Average sold price in sector HD6 3 by year, 1995-2026 (latest £248,005). Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2025-12-03	£665,000	84A RASTRICK COMMON	Detached
2025-06-20	£90,000	94 RASTRICK COMMON	Terraced
2025-03-31	£128,000	92 RASTRICK COMMON	Terraced
2024-08-14	£235,000	102 RASTRICK COMMON	Terraced
2024-06-28	£226,667	102 RASTRICK COMMON	Terraced
2023-01-27	£220,000	102 RASTRICK COMMON	Terraced
2022-11-25	£360,000	98 RASTRICK COMMON	Terraced
2022-08-19	£173,500	78A RASTRICK COMMON	Semi-detached
2021-12-03	£178,000	78 RASTRICK COMMON	Semi-detached
2021-06-29	£159,500	1, SUNNYDENE RASTRICK COMMON	Semi-detached
2021-03-26	£175,000	80A RASTRICK COMMON	Semi-detached
2020-08-27	£167,500	82 RASTRICK COMMON	Semi-detached
2020-03-27	£85,000	92 RASTRICK COMMON	Terraced
2019-04-05	£220,000	84A RASTRICK COMMON	Detached
2018-12-17	£130,000	78A RASTRICK COMMON	Semi-detached
2018-11-30	£150,000	124 RASTRICK COMMON	Semi-detached
2018-07-20	£81,000	94 RASTRICK COMMON	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2018-07-06	£105,850	90 RASTRICK COMMON	Terraced
2017-12-21	£80,000	128 RASTRICK COMMON	Semi-detached
2017-07-14	£165,000	102 RASTRICK COMMON	Terraced
2017-01-30	£118,000	82A RASTRICK COMMON	Semi-detached
2015-12-08	£124,500	1, SUNNYDENE RASTRICK COMMON	Semi-detached
2015-10-16	£140,000	108 RASTRICK COMMON	Terraced
2015-01-14	£102,000	1, SUNNYDENE RASTRICK COMMON	Semi-detached
2014-10-31	£104,000	84A RASTRICK COMMON	Detached
2014-09-19	£249,000	84 RASTRICK COMMON	Detached
2013-09-27	£152,500	124A RASTRICK COMMON	Semi-detached
2013-05-24	£87,500	90 RASTRICK COMMON	Terraced
2012-08-17	£235,000	2, SUNNYDENE RASTRICK COMMON	Semi-detached
2012-08-03	£150,000	86 RASTRICK COMMON	Detached
2012-07-23	£160,000	98 RASTRICK COMMON	Terraced
2011-08-12	£238,000	112 RASTRICK COMMON	Detached
2010-10-19	£129,000	102 RASTRICK COMMON	Terraced
2010-08-25	£62,000	88 RASTRICK COMMON	Terraced
2008-05-23	£139,000	78 RASTRICK COMMON	Semi-detached
2008-02-01	£101,500	92 RASTRICK COMMON	Terraced
2007-09-04	£68,000	94 RASTRICK COMMON	Terraced
2007-06-28	£345,000	76 RASTRICK COMMON	Detached
2007-02-27	£110,000	78A RASTRICK COMMON	Semi-detached
2006-09-29	£90,000	90 RASTRICK COMMON	Terraced
2006-04-07	£221,000	112 RASTRICK COMMON	Detached
2004-06-30	£335,000	76 RASTRICK COMMON	Detached
2004-06-14	£150,000	86 RASTRICK COMMON	Semi-detached

Date	Price	Address	Type
2003-10-30	£65,000	92 RASTRICK COMMON	Terraced
2003-03-03	£45,950	94 RASTRICK COMMON	Terraced
2003-02-28	£94,000	82 RASTRICK COMMON	Semi-detached
2002-11-01	£167,000	112 RASTRICK COMMON	Detached
2001-04-23	£45,000	96 RASTRICK COMMON	Semi-detached
2000-07-28	£32,500	128 RASTRICK COMMON	Semi-detached
2000-06-30	£55,000	84 RASTRICK COMMON	Detached
1999-06-04	£52,500	86 RASTRICK COMMON	Semi-detached
1998-04-09	£38,500	92 RASTRICK COMMON	Terraced
1997-11-28	£30,600	84 RASTRICK COMMON	Detached
1995-10-31	£42,000	96 RASTRICK COMMON	Semi-detached
1995-09-27	£37,000	90 RASTRICK COMMON	Terraced
1995-01-24	£20,000	90 RASTRICK COMMON	Terraced

56 recorded sales on HD6 3EL. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Longroyde Primary School</a>	0.3 mi	Primary	<a href="#">Report card →</a>
<a href="#">Rastrick High School</a>	0.3 mi	Secondary	<a href="#">Report card →</a>
<a href="#">Woodhouse Primary School</a>	0.5 mi	Primary	<a href="#">Good (2021)</a>
<a href="#">Carr Green Primary School</a>	0.5 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Field Lane Primary School</a>	0.6 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">St Andrew's CofE (VA) Junior School</a>	0.9 mi	Primary	<a href="#">Outstanding (2022)</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:** LONGROYDE SURGERY (0.2 mi) · RASTRICK HEALTH CENTRE (0.3 mi) · RYDINGS HALL SURGERY (0.8 mi)

**Nearest hospitals:** SPIRE HOSPITAL (1.7 mi) · BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (2.4 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (3.0 mi)

**Nearest listed buildings:** 115, RASTRICK COMMON (Grade II) (0.1 mi) · DETACHED STABLE TO NUMBER 115 (Grade II) (0.1 mi) · CASTLE HILL HOUSE (Grade II) (0.1 mi)

**Nearest pharmacies:** WELLCARE PHARMACY (0.2 mi) · RASTRICK PHARMACY (0.3 mi) · BOOTS (0.7 mi)

**Nearest stations:** Brighouse (0.5 mi) · Deighton (2.2 mi) · Huddersfield (3.0 mi)

**Nearest supermarkets:** Aldi (0.7 mi) · Sainsbury's (0.7 mi) · Lidl (0.8 mi)

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

## Who lives here

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Median age

46

One-person households

31%

Households with children

27%

Households

8,548

Owned 73% · Social rent 12% · Private rent 14%

Census 2021 (ONS), for the HD6 3 area.

## Flood risk

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**Flood risk at this postcode: High** — 5 properties here fall in an at-risk band (4 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 3	POSTCODE HD6 3EL
Average sold price	£210,788	£220,086	£145,198
Population	36,157	19,735	—
Deprivation decile	5/10	5/10	—
Crimes recorded	255	83	—
Schools	14	7	—
Flood risk	High	High	High
Gigabit broadband	92%	98%	97%
Superfast broadband	97%	99%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD6 3); 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 3EL.

[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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