

# Property report — HD9 4EE

Open-data due diligence for the HD9 4 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£283,751**

sector HD9 4 · 56 sales

POPULATION

**9,420**

sector HD9 4

CRIMES RECORDED

**17**

sector HD9 4 · 2026-04

SCHOOLS

**1**

sector HD9 4

FLOOD RISK

**High**

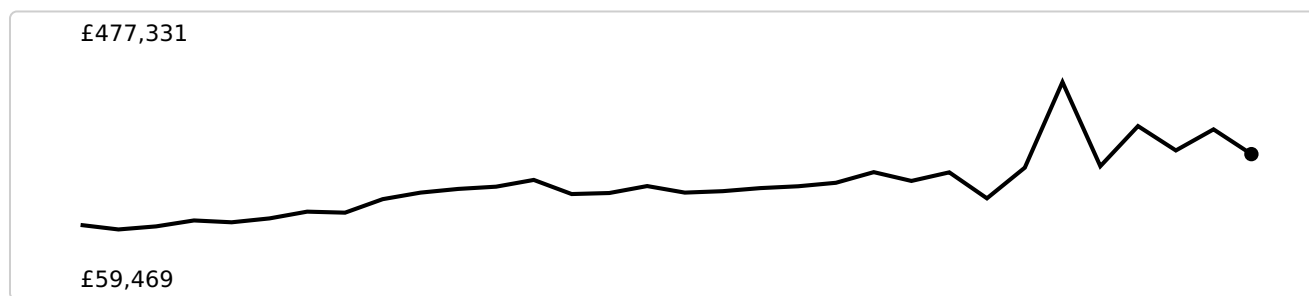
sector HD9 4

GIGABIT BROADBAND

**82%**

sector HD9 4 of premises

## Sold-price trend (1995-2026)



Average sold price in sector HD9 4 by year, 1995-2026 (latest £273,008). Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2024-07-05	£295,000	24 SYCAMORE AVENUE	Detached
2021-09-29	£188,000	20 SYCAMORE AVENUE	Detached
2021-05-24	£315,000	22 SYCAMORE AVENUE	Semi-detached
2020-10-23	£190,000	1 SYCAMORE AVENUE	Semi-detached
2018-05-30	£233,000	28 SYCAMORE AVENUE	Detached
2016-09-30	£225,000	10 SYCAMORE AVENUE	Detached
2015-09-25	£212,000	26 SYCAMORE AVENUE	Detached
2014-11-28	£175,000	7 SYCAMORE AVENUE	Semi-detached
2010-11-29	£365,000	16 SYCAMORE AVENUE	Detached
2009-08-27	£249,000	18 SYCAMORE AVENUE	Detached
2007-09-07	£185,000	9 SYCAMORE AVENUE	Semi-detached
2005-10-11	£220,000	22 SYCAMORE AVENUE	Semi-detached
2005-10-11	£236,500	24 SYCAMORE AVENUE	Detached
2004-07-16	£140,000	3 SYCAMORE AVENUE	Semi-detached
2004-05-27	£125,000	22 SYCAMORE AVENUE	Semi-detached
2002-10-25	£220,000	18 SYCAMORE AVENUE	Detached
2002-08-06	£125,000	24 SYCAMORE AVENUE	Detached

Date	Price	Address	Type
1999-09-17	£71,500	12A SYCAMORE AVENUE	Semi-detached
1996-01-05	£70,000	12A SYCAMORE AVENUE	Semi-detached
1995-12-20	£74,950	12 SYCAMORE AVENUE	Semi-detached
1995-04-20	£58,500	3 SYCAMORE AVENUE	Semi-detached

21 recorded sales on HD9 4EE. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Meltham CofE (VC) Primary School</a>	0.2 mi	Primary	<a href="#">Report card →</a>
<a href="#">Meltham Moor Primary School</a>	0.6 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Helme Church of England Academy</a>	0.9 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Linthwaite Clough Primary School</a>	2.3 mi	Primary	<a href="#">Inadequate (2023)</a>
<a href="#">South Crosland Church of England Voluntary Aided Junior School</a>	2.3 mi	Primary	<a href="#">Report card →</a>
<a href="#">Colne Valley High School</a>	2.3 mi	Secondary	<a href="#">Good (2019)</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

**Nearest GP surgeries:** MELTHAM GROUP PRACTICE (0.3 mi) · COLNE VALLEY GROUP PRACTICE (2.5 mi) · SLAITHWAITE HEALTH CENTRE (2.6 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (2.9 mi) · BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (5.2 mi)

**Nearest listed buildings:** 18 AND 20, HOLMFIRTH ROAD (Grade II) (0.1 mi) · 23 AND 25, GREENS END ROAD (Grade II) (0.1 mi) · CHURCH OF ST BARTHOLOMEW (Grade II) (0.1 mi)

**Nearest pharmacies:** MELTHAM PHARMACY (0.1 mi) · MEDICINES2HOME.COM (0.2 mi) · ROWLANDS PHARMACY (0.3 mi)

**Nearest stations:** Slaithwaite (2.6 mi) · Honley (3.1 mi) · Berry Brow (3.2 mi)

**Nearest supermarkets:** Co-op Food (0.1 mi) · Morrisons (0.3 mi) · Netherton Co-op (2.2 mi)

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

## Who lives here

---

Median age

48

One-person households

28%

Households with children

26%

Households

3,973

Owned 79% · Social rent 6% · Private rent 13%

Census 2021 (ONS), for the HD9 4 area.

## Flood risk

---

No modelled flood risk is recorded for HD9 4EE 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 HD9	SECTOR HD9 4	POSTCODE HD9 4EE
Average sold price	£319,005	£283,751	£189,212
Population	40,521	9,420	—
Deprivation decile	8/10	8/10	—
Crimes recorded	170	17	—
Schools	17	1	—
Flood risk	High	High	Low

Measure	DISTRICT HD9	SECTOR HD9 4	POSTCODE HD9 4EE
Gigabit broadband	68%	82%	100%
Superfast broadband	90%	91%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD9 4); 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 HD9 4EE.

[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.