

# Property report — HD6 4EY

Open-data due diligence for the HD6 4 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£214,153**

sector HD6 4 · 62 sales

POPULATION

**10,452**

sector HD6 4

CRIMES RECORDED

**21**

sector HD6 4 · 2026-04

SCHOOLS

**2**

sector HD6 4

FLOOD RISK

**High**

sector HD6 4

GIGABIT BROADBAND

**97%**

sector HD6 4 of premises

## Sold prices on this postcode

Date	Price	Address	Type
2017-11-30	£395,000	12 TUFTERS FOLD	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2014-12-19	£395,000	17 TUFTERS FOLD	Detached
2014-07-18	£328,500	8 TUFTERS FOLD	Detached
2012-06-28	£405,000	10 TUFTERS FOLD	Detached
2011-09-12	£400,000	10 TUFTERS FOLD	Detached
2009-12-09	£299,995	16 TUFTERS FOLD	Detached
2009-10-23	£280,000	6 TUFTERS FOLD	Detached
2009-06-05	£290,000	4 TUFTERS FOLD	Detached
2009-05-28	£409,995	10 TUFTERS FOLD	Detached
2008-12-19	£335,000	14 TUFTERS FOLD	Detached
2008-12-12	£305,000	18 TUFTERS FOLD	Detached
2008-12-05	£449,999	TUFTERS FOLD	Detached
2008-06-26	£344,799	2 TUFTERS FOLD	Detached
2008-06-20	£439,999	11 TUFTERS FOLD	Detached
2008-06-19	£346,750	8 TUFTERS FOLD	Detached
2008-06-06	£335,699	20 TUFTERS FOLD	Terraced
2008-05-28	£425,000	17 TUFTERS FOLD	Detached
2008-05-23	£349,000	15 TUFTERS FOLD	Detached
2008-05-02	£308,750	9 TUFTERS FOLD	Detached
2008-02-15	£370,000	3 TUFTERS FOLD	Detached
2008-02-07	£407,500	7 TUFTERS FOLD	Detached
2008-02-06	£350,000	5 TUFTERS FOLD	Detached
2007-12-14	£327,000	1 TUFTERS FOLD	Detached

23 recorded sales on HD6 4EY. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
Bailiffe Bridge Junior and Infant School	0.2 mi	Primary	—
Lightcliffe Academy	0.4 mi	Secondary	—
Cliffe Hill Community Primary School	0.5 mi	Primary	Good (2020)
Shirley Manor Primary School	0.7 mi	Primary	—
Lightcliffe C of E Primary School	0.8 mi	Primary	—
St Joseph's Catholic Primary Academy, Brighouse	1.0 mi	Primary	—

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

## Flood risk

No modelled flood risk is recorded for HD6 4EY 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 4	POSTCODE HD6 4EY
Average sold price	£210,788	£214,153	£360,782
Population	36,157	10,452	—
Deprivation decile	5/10	6/10	—
Crimes recorded	255	21	—
Schools	14	2	—
Flood risk	High	High	Low
Gigabit broadband	92%	97%	100%
Superfast broadband	97%	98%	100%

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

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### 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 4EY.

[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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