

Property report — HD8 9AH

Open-data due diligence for the HD8 9 area (the finest level UK open data publishes).

AVG SOLD PRICE

£267,257

sector HD8 9 · 289 sales

POPULATION

13,322

sector HD8 9

CRIMES RECORDED

25

sector HD8 9 · 2026-04

SCHOOLS

8

sector HD8 9

FLOOD RISK

High

sector HD8 9

GIGABIT BROADBAND

88%

sector HD8 9 of premises

Sold prices on this postcode

Date	Price	Address	Type
2025-12-05	£310,000	21 WESTFIELD AVENUE	Semi-detached

Date	Price	Address	Type
2025-10-03	£440,000	30 WESTFIELD AVENUE	Detached
2024-08-16	£200,000	1 WESTFIELD AVENUE	Semi-detached
2024-02-23	£214,000	20 WESTFIELD AVENUE	Semi-detached
2022-09-05	£220,000	1 WESTFIELD AVENUE	Semi-detached
2022-09-05	£250,000	6 WESTFIELD AVENUE	Terraced
2022-04-05	£375,000	57 WESTFIELD AVENUE	Detached
2021-02-11	£172,500	21 WESTFIELD AVENUE	Semi-detached
2020-12-03	£222,500	26 WESTFIELD AVENUE	Detached
2020-09-04	£210,000	37 WESTFIELD AVENUE	Semi-detached
2020-06-12	£140,000	31 WESTFIELD AVENUE	Semi-detached
2019-04-08	£161,500	12 WESTFIELD AVENUE	Semi-detached
2018-09-28	£158,500	5 WESTFIELD AVENUE	Semi-detached
2018-08-17	£285,000	55 WESTFIELD AVENUE	Detached
2013-03-15	£122,500	12 WESTFIELD AVENUE	Semi-detached
2013-01-25	£236,500	30 WESTFIELD AVENUE	Detached
2011-08-11	£150,000	49 WESTFIELD AVENUE	Detached
2010-11-26	£125,000	11 WESTFIELD AVENUE	Semi-detached
2010-03-26	£216,000	30 WESTFIELD AVENUE	Detached
2007-08-03	£190,000	15 WESTFIELD AVENUE	Semi-detached
2006-11-17	£243,000	24 WESTFIELD AVENUE	Detached
2006-01-27	£215,000	55 WESTFIELD AVENUE	Detached
2005-12-16	£213,500	51 WESTFIELD AVENUE	Detached
2005-10-21	£225,000	53 WESTFIELD AVENUE	Detached
2005-08-16	£150,000	55 WESTFIELD AVENUE	Detached
2003-12-12	£70,000	14 WESTFIELD AVENUE	Semi-detached
2003-07-25	£98,000	6 WESTFIELD AVENUE	Terraced

Date	Price	Address	Type
2002-04-26	£130,000	53 WESTFIELD AVENUE	Detached
2002-03-28	£50,000	41 WESTFIELD AVENUE	Detached
1998-11-17	£72,000	30 WESTFIELD AVENUE	Detached
1998-05-15	£55,000	20 WESTFIELD AVENUE	Semi-detached
1997-12-19	£58,500	6 WESTFIELD AVENUE	Terraced
1997-02-10	£50,000	16 WESTFIELD AVENUE	Semi-detached
1996-12-02	£72,500	53 WESTFIELD AVENUE	Detached
1995-12-01	£51,500	22 WESTFIELD AVENUE	Semi-detached

35 recorded sales on HD8 9AH. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
St Aidan's Church of England Academy	0.3 mi	Primary	—
Shelley College, A Share Academy	0.4 mi	Secondary	—
Skelmanthorpe Academy	0.5 mi	Primary	Good (2020)
Denby Dale First and Nursery School	0.7 mi	Primary	Good (2023)
Scissett Middle School	1.2 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.3 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 HD8 9AH 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 HD8	SECTOR HD8 9	POSTCODE HD8 9AH
Average sold price	£298,195	£267,257	£175,800
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	100%
Superfast broadband	98%	98%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD8 9); 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 HD8 9AH.

[Compare conveyancing quotes →](#)

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