

Property report — HD8 9SB

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
2025-06-18	£585,000	19B RISHWORTH AVENUE	Detached

Date	Price	Address	Type
2022-03-17	£420,000	34 RISHWORTH AVENUE	Detached
2021-09-29	£425,000	17 RISHWORTH AVENUE	Detached
2021-07-13	£180,000	30 RISHWORTH AVENUE	Semi-detached
2021-06-30	£365,000	9 RISHWORTH AVENUE	Detached
2021-03-19	£242,000	34 RISHWORTH AVENUE	Detached
2020-07-03	£220,000	2 RISHWORTH AVENUE	Detached
2019-06-19	£170,000	8 RISHWORTH AVENUE	Detached
2019-04-04	£192,500	14 RISHWORTH AVENUE	Detached
2018-03-23	£200,000	19 RISHWORTH AVENUE	Detached
2018-03-16	£155,000	12 RISHWORTH AVENUE	Detached
2017-08-17	£159,950	20 RISHWORTH AVENUE	Semi-detached
2014-04-23	£220,000	3 RISHWORTH AVENUE	Detached
2014-03-21	£168,000	19 RISHWORTH AVENUE	Detached
2013-11-08	£233,000	9 RISHWORTH AVENUE	Detached
2012-08-16	£210,000	3A RISHWORTH AVENUE	Semi-detached
2010-07-14	£115,000	3 RISHWORTH AVENUE	Detached
2008-04-25	£249,000	10 RISHWORTH AVENUE	Detached
2007-04-02	£325,000	17 RISHWORTH AVENUE	Detached
2007-01-24	£185,500	HIGHFIELD COTTAGE, 19 RISHWORTH AVENUE	Detached
2006-03-31	£196,995	1 RISHWORTH AVENUE	Detached
2006-03-31	£196,995	1 RISHWORTH AVENUE	Detached
2005-09-16	£174,000	14 RISHWORTH AVENUE	Detached
2004-11-25	£77,500	3 RISHWORTH AVENUE	Detached

Date	Price	Address	Type
2004-04-07	£142,500	4 RISHWORTH AVENUE	Detached
2004-04-02	£159,950	1 RISHWORTH AVENUE	Detached
2003-09-24	£110,000	8 RISHWORTH AVENUE	Detached
2003-07-28	£156,500	10 RISHWORTH AVENUE	Detached
2003-07-25	£135,000	HIGHFIELD COTTAGE, 19 RISHWORTH AVENUE	Detached
2003-05-27	£87,000	16 RISHWORTH AVENUE	Semi-detached
2003-05-16	£145,000	32 RISHWORTH AVENUE	Semi-detached
2002-12-06	£97,000	6 RISHWORTH AVENUE	Terraced
2002-11-08	£149,500	11 RISHWORTH AVENUE	Detached
2002-02-14	£59,000	14 RISHWORTH AVENUE	Detached
2000-12-15	£65,950	22 RISHWORTH AVENUE	Semi-detached
2000-09-07	£132,500	19A RISHWORTH AVENUE	Detached
1997-11-21	£59,500	24 RISHWORTH AVENUE	Semi-detached
1997-10-27	£58,950	30 RISHWORTH AVENUE	Semi-detached
1996-01-12	£55,000	18 RISHWORTH AVENUE	Detached
1995-06-30	£49,000	6 RISHWORTH AVENUE	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Emley First School	0.2 mi	Primary	Outstanding (2024)

School	Distance	Phase	Ofsted
Flockton CofE (C) First School	1.3 mi	Primary	—
Scissett Middle School	1.4 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.4 mi	Primary	—
Kaye's Academy	1.5 mi	Primary	—
Skelmanthorpe Academy	1.5 mi	Primary	Good (2020)

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 9SB 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 9SB
Average sold price	£298,195	£267,257	£183,195
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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