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Property Intelligence Report

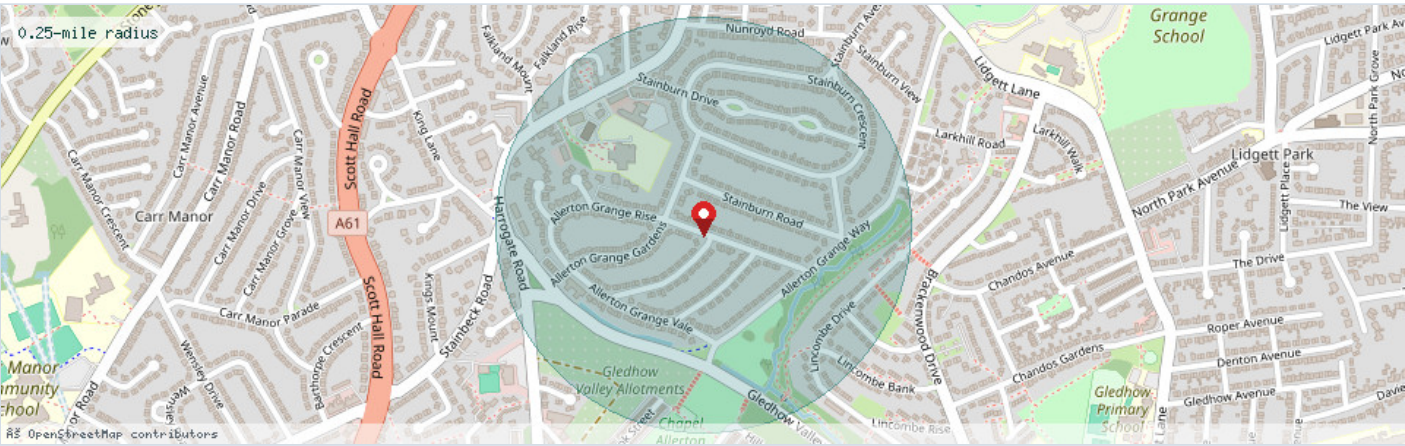
Sold prices, EPC, heritage, flood, ground risk, crime, schools, transport, shops, ownership, broadband, mobile, council tax and running costs — in one printable pack.



Scan for the static online report
<https://homebuyerreport.co.uk/reports/view/e71fcb96-3a08-41e2-bc0c-6013befa0620>
Same figures as this PDF — frozen at generation. Ideal for brochures and For Sale boards.

SUBJECT ADDRESS	72 Allerton Grange Rise, LS17 6LH
POSTCODE	LS17 6LH
PROPERTY TYPE	Semi-detached house
REPORT ID	019fd58f-aa99-72ed-ba34-ec6a230f1084
GENERATED	06 September 2026 at 11:46
LOCAL AUTHORITY	Leeds

Property location map



Subject property pin with indicative 0.25-mile radius. © OpenStreetMap contributors.

LAST SOLD PRICE £432,500 15 Jun 2026	COUNCIL TAX BAND C Leeds	EPC RATING C Potential C	FLOOD RISK Low Worst of river/sea & surface
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Automated intelligence pack — not a RICS valuation, survey or legal report.

Section 1 — HM Land Registry Sales & Valuation Analytics

Registered residential transactions from HM Land Registry Price Paid Data (England & Wales, from 1995).

Historical sales — target property

TRANSACTIONS	AVERAGE	FIRST RECORDED	LATEST SALE
2	£302,750	15 Feb 2010	£432,500

DATE	TYPE	TENURE	PRICE	ADDRESS
15 Feb 2010	Semi-detached	Freehold	£173,000	72 ALLERTON GRANGE RISE
15 Jun 2026	Semi-detached	Freehold	£432,500	72 ALLERTON GRANGE RISE

0.25-mile radius comparables (50 closest)

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
72 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£432,500	15 Jun 2026
90 ALLERTON GRANGE RISE LS17 6LG	0.00	Detached	Freehold	£384,200	01 May 2026
40 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£387,000	10 Oct 2025
46 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£345,000	17 Sep 2025
39 ALLERTON GRANGE RISE LS17 6LJ	0.00	Semi-detached	Freehold	£370,000	16 May 2025
67 ALLERTON GRANGE RISE LS17 6LG	0.00	Detached	Freehold	£443,000	21 Mar 2025
55 ALLERTON GRANGE RISE LS17 6LG	0.00	Semi-detached	Freehold	£334,000	21 Nov 2024
53 ALLERTON GRANGE RISE LS17 6LJ	0.00	Semi-detached	Freehold	£421,000	08 Feb 2024
35 ALLERTON GRANGE RISE LS17 6LJ	0.00	Semi-detached	Freehold	£395,000	23 Aug 2023
38 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£335,000	23 May 2023
90 ALLERTON GRANGE RISE LS17 6LG	0.00	Detached	Freehold	£366,218	31 Mar 2023
61 ALLERTON GRANGE RISE LS17 6LG	0.00	Detached	Freehold	£580,000	01 Mar 2023
46 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£344,000	25 Nov 2022
82 ALLERTON GRANGE RISE LS17 6LH	0.00	Detached	Freehold	£477,449	25 Oct 2022
78 ALLERTON GRANGE RISE LS17 6LH	0.00	Detached	Freehold	£291,000	01 Aug 2022
30 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£381,000	18 Mar 2022
84 ALLERTON GRANGE RISE LS17 6LH	0.00	Detached	Freehold	£610,000	28 Feb 2022
92 ALLERTON GRANGE RISE LS17 6LG	0.00	Detached	Freehold	£380,000	28 Sep 2021
34 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£285,000	07 Jul 2021
18 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£347,500	24 Jun 2021
22 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£332,500	01 Apr 2021
82 ALLERTON GRANGE RISE LS17 6LH	0.00	Detached	Freehold	£310,000	12 Mar 2021
66 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£300,000	16 Dec 2020
37 ALLERTON GRANGE RISE LS17 6LJ	0.00	Semi-detached	Freehold	£310,000	23 Nov 2020
50 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£355,000	06 Nov 2020
82A ALLERTON GRANGE RISE LS17 6LH	0.00	Detached	Freehold	£515,000	03 Mar 2020
96 ALLERTON GRANGE RISE LS17 6LG	0.00	Detached	Freehold	£372,500	13 Jan 2020
84 ALLERTON GRANGE RISE LS17 6LH	0.00	Detached	Freehold	£541,000	16 Oct 2019
61 ALLERTON GRANGE RISE LS17 6LG	0.00	Detached	Freehold	£465,000	05 Aug 2019
80 ALLERTON GRANGE RISE LS17 6LH	0.00	Detached	Freehold	£275,000	22 Jul 2019
94 ALLERTON GRANGE RISE LS17 6LG	0.00	Detached	Freehold	£349,950	14 Dec 2018
17 ALLERTON GRANGE RISE LS17 6LJ	0.00	Semi-detached	Freehold	£267,500	30 Nov 2018
76 ALLERTON GRANGE RISE LS17 6LH	0.00	Detached	Freehold	£349,995	28 Sep 2018

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
100 ALLERTON GRANGE RISE LS17 6LG	0.00	Detached	Freehold	£276,000	14 Sep 2018
59 ALLERTON GRANGE RISE LS17 6LG	0.00	Semi-detached	Freehold	£70,000	10 Aug 2018
29 ALLERTON GRANGE RISE LS17 6LJ	0.00	Semi-detached	Freehold	£303,000	03 Aug 2018
64 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£290,000	12 May 2017
38 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£212,500	13 Jan 2017
43 ALLERTON GRANGE RISE LS17 6LJ	0.00	Semi-detached	Freehold	£200,000	18 Nov 2016
35 ALLERTON GRANGE RISE LS17 6LJ	0.00	Semi-detached	Freehold	£258,700	07 Oct 2016
2 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£240,000	30 Sep 2015
10 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£290,000	03 Sep 2015
40 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£245,000	11 Jun 2015
30 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£265,000	29 May 2015
42 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£245,000	20 Jan 2015
21 ALLERTON GRANGE RISE LS17 6LJ	0.00	Semi-detached	Freehold	£242,500	29 Sep 2014
71 ALLERTON GRANGE RISE LS17 6LG	0.00	Detached	Freehold	£247,000	08 Aug 2014
52 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£265,000	28 Jul 2014
60 ALLERTON GRANGE RISE LS17 6LH	0.00	Semi-detached	Freehold	£187,000	14 Jul 2014
65 ALLERTON GRANGE RISE LS17 6LG	0.00	Detached	Freehold	£232,000	15 Nov 2013

Maximum 50 closest properties, sorted by distance (miles) ascending.

Area market summary

MEDIAN SOLD PRICE	DETACHED AVG	SEMI-DETACHED AVG	TERRACED AVG	FLAT AVG
£170,000	£249,448	£194,120	£167,510	£108,983

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Section 2 — EPC Energy Efficiency Breakdown

Certificate 2127-3955-4200-9555-8204 · Lodged 22 Oct 2025 · 118 m²

View Official GOV.UK EPC Certificate

Opens the MHCLG Energy Performance Certificate register for this property

Energy rating scale (A-G)

Official EPC bands as shown on GOV.UK certificates. Arrow badges mark this property’s current and potential ratings.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A	—	—
81-91	B	—	—
69-80	C	74 C	79 C
55-68	D	—	—
39-54	E	—	—
21-38	F	—	—
1-20	G	—	—

CURRENT ENERGY RATING	POTENTIAL ENERGY RATING
C · SAP 74	C · SAP 79

ENERGY USE NOW	POTENTIAL USE	PRIMARY HEATING	EST. ANNUAL ENERGY COST
169 kWh/m²/yr	150 kWh/m²/yr	Boiler and radiators, mains gas	£1,341

Walls: Cavity wall, filled cavity · Roof: Pitched, insulated (assumed)

Recommended energy improvements

#	IMPROVEMENT	INDICATIVE COST	TYPICAL ANNUAL SAVING
1	Recommended improvement (W2)	£5,000 - £10,000	£61
2	Solar water heating	£8,000 - £10,000	£226

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Section 3 — Heritage & Listed Buildings

Historic England National Heritage List entries within about 500 metres of the property pin.

LISTED BUILDINGS NEARBY	GRADE I	GRADE II*	GRADE II
2	0	0	2

GRADE	NAME	LIST ENTRY	DISTANCE
II	282, HARROGATE ROAD	1256027	356 m
II	ALLERTON LODGE	1375440	412 m

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Section 4 — Council Tax, Local Authority & Running Costs

VOA council tax band

LOCAL AUTHORITY

Leeds

COUNCIL TAX BAND

Band C

MATCHED ADDRESS

2 ALLERTON GRANGE RISE, MOOR ALLERTON, LEEDS, LS17 6LH

Annual & monthly cost comparison

FULL ANNUAL & MONTHLY COST

£2,030 / yr

or £169 / mo

Standard charge · Band C · 2026

25% SINGLE OCCUPANCY DISCOUNTED RATE

£1,523 / yr

or £127 / mo

25% SINGLE OCCUPANCY DISCOUNT

Saves £508 / year vs full rate

Estimated total monthly running costs

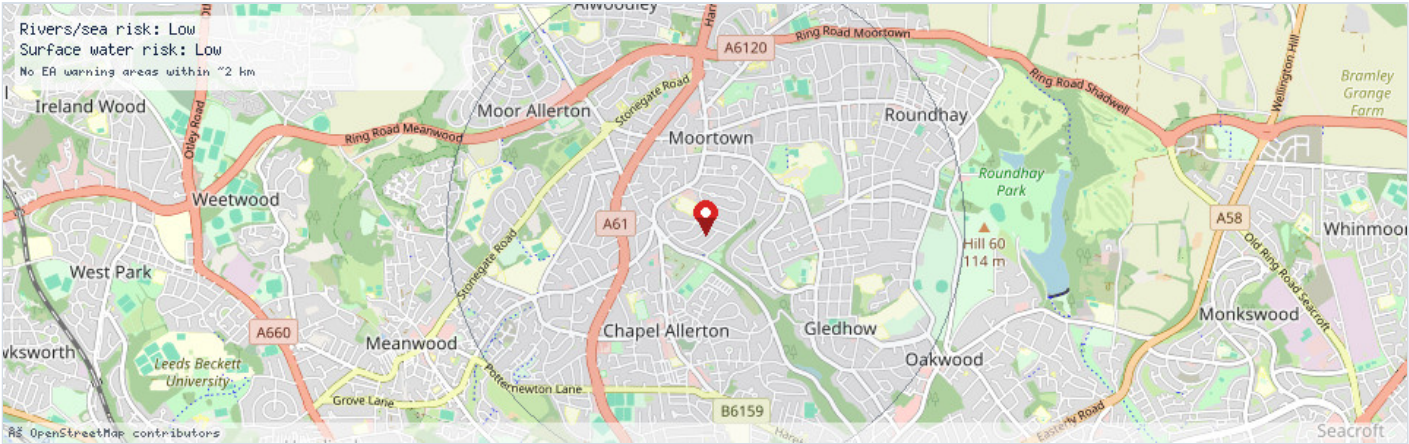
Council tax drops by 25% for single occupants. Utility and insurance figures reflect base household consumption estimates and are not reduced for single occupancy.

COST ITEM	STANDARD	SINGLE OCCUPANT	NOTES
Council tax	£169	£127	VOA band × local Band D
Energy bills (gas + electricity)		£112	From EPC cost fields
Water & sewage		£40	National average estimate
Building / home insurance		£25	Band-adjusted estimate
Estimated monthly total	£346	£304	Indicative only

Confirm your official council tax bill with the local authority. Parish precepts may differ from Band D averages.

Section 5 — Environmental Risk

Flood risk map



Property pin with ~2 km search radius. Blue dots = Environment Agency flood warning area locations nearby (centroids, not flood extents). Risk levels in the legend are derived from those areas and live alerts — not a substitute for the official GOV.UK long-term flood risk map. © OpenStreetMap contributors.

Environment Agency flood risk

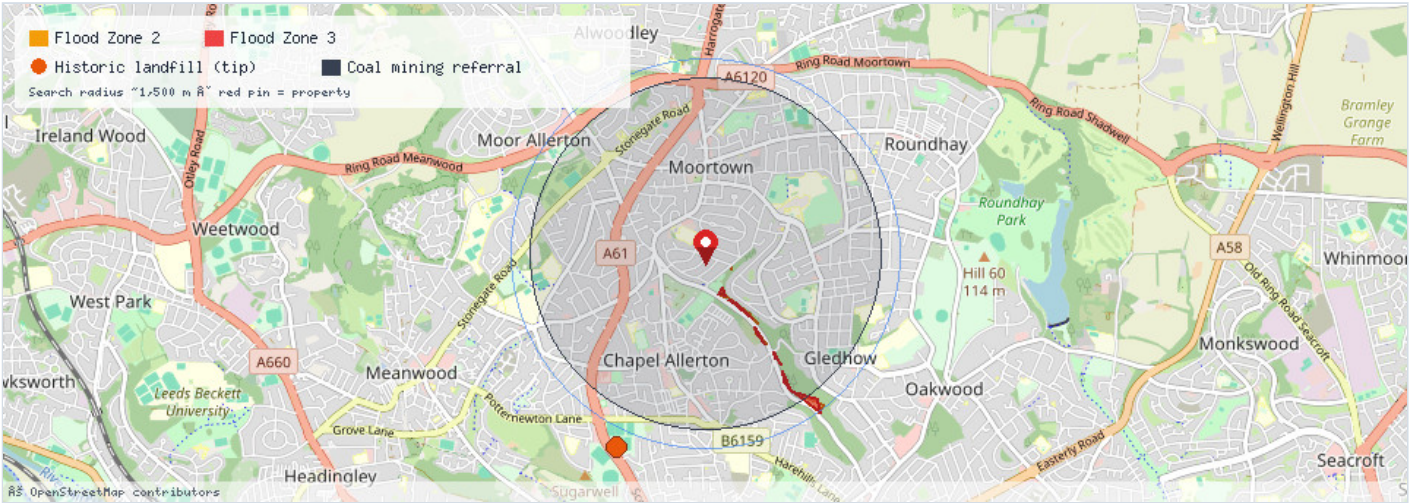
RIVERS & SEA	SURFACE WATER	LIVE ALERTS / AREAS
Low	Low	0 / 0
Rivers and sea: no nearby flood warning areas or live alerts identified.	Surface water: no nearby flood warning areas or live alerts identified.	alerts / nearby zones

Indicative risk derived from EA flood warning areas and live alerts near the postcode. Confirm on GOV.UK Check long term flood risk for planning decisions.

Ground, mining & environment

Planning flood zones, historic landfill sites and coal mining referral areas near the property pin (~1,500 m).

Planning flood zones come from the Environment Agency Flood Map for Planning and are separate from the flood-warning picture earlier in this section.



Amber = Flood Zone 2 · Red = Flood Zone 3 (Environment Agency Flood Map for Planning extents). Orange dots = historic landfill sites (tips). Grey wash = coal mining reporting / high-risk referral area when the pin sits inside one. Blue ring = search radius (~1,500 m). Red pin = property. ©

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PLANNING FLOOD ZONE Zone 1 Low risk	COAL MINING REFERRAL Yes Coal Mining Reporting Area	HISTORIC LANDFILLS NEARBY 1 within search radius
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SITE	DISTANCE	FIRST INPUT	LAST INPUT
Playing Fields at Potternewton Lane	1.6 km	—	1968

Contains Environment Agency and Mining Remediation Authority (Coal Authority) data licensed under the Open Government Licence v3.0. Flood-warning levels above remain separate from planning flood zones.

12-month comparison — villages, towns & cities

This area’s Police.uk street-level counts (~0.25 mile) over 12 months (latest 2026-07) compared with Homebuyer Report’s curated sample places — not an official UK average.

Neighbourhood comparison: Town and city samples are residential-normalised so they reflect typical neighbourhoods rather than busy centres alone.

THIS AREA 13 monthly avg · 12 months Latest month: 8	VILLAGES 8 12-month monthly avg · 8 places +62.5% · higher than sample	TOWNS 17 12-month monthly avg · 8 places -23.5% · lower than sample	CITIES 37 12-month monthly avg · 10 places -64.9% · lower than sample
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METRIC	THIS AREA	VILLAGES	TOWNS	CITIES
Monthly average (12 months)	13	8 +62.5% · higher than sample	17 -23.5% · lower than sample	37 -64.9% · lower than sample
Latest month (2026-07)	8	7 +14.3% · higher than sample	17 -52.9% · lower than sample	36 -77.8% · lower than sample
12-month total	158	88	206	441

Internal comparison metric: This comparison is an internal Homebuyer Report metric — not an official Police.uk, Home Office, or ONS “UK average”. We use live Police.uk street-level crime counts (~0.25 mile) for a curated selection of UK villages, towns and mid-sized cities. For towns and cities we apply residential normalisation so samples reflect typical neighbourhoods rather than busy centres alone. Villages use a single neighbourhood sample (settlements are small). London and mega city-centres are excluded. “Monthly average” and “Latest month” are different figures by design. Red badges mean this area has **higher** crime than that sample average; green means **lower**.

Sample places used (same ~0.25-mile measure):

TIER	PLACES
Villages	Helmsley (North Yorkshire) · 12m avg 7 · latest 6; Bourton-on-the-Water (Gloucestershire) · 12m avg 4 · latest 0; Southwold (Suffolk) · 12m avg 4 · latest 4; Bakewell (Derbyshire) · 12m avg 10 · latest 11; Much Wenlock (Shropshire) · 12m avg 11 · latest 13; Warkworth (Northumberland) · 12m avg 4 · latest 1; Llanberis (Gwynedd) · 12m avg 6 · latest 4; Cockermouth (Cumbria) · 12m avg 14 · latest 17
Towns	Shrewsbury (Shropshire) · 12m avg 17 · latest 22; Winchester (Hampshire) · 12m avg 12 · latest 12; Warwick (Warwickshire) · 12m avg 9 · latest 7; Truro (Cornwall) · 12m avg 19 · latest 18; Kendal (Cumbria) · 12m avg 12 · latest 9; King's Lynn (Norfolk) · 12m avg 13 · latest 16; Salisbury (Wiltshire) · 12m avg 20 · latest 17; Chester (Cheshire) · 12m avg 36 · latest 37
Cities	York (North Yorkshire) · 12m avg 51 · latest 53; Exeter (Devon) · 12m avg 22 · latest 21; Norwich (Norfolk) · 12m avg 31 · latest 28; Bath (Somerset) · 12m avg 41 · latest 33; Lincoln (Lincolnshire) · 12m avg 39 · latest 38; Preston (Lancashire) · 12m avg 25 · latest 24; Bradford (West Yorkshire) · 12m avg 33 · latest 37; Leicester (Leicestershire) · 12m avg 42 · latest 47; Grimsby (North East Lincolnshire) · 12m avg 53 · latest 53; Swansea (Wales) · 12m avg 32 · latest 29

Section 7 — Local Amenities

Nearby schools, public transport and grocery stores for everyday life around the property.

Schools & Ofsted (~2.0 km)

SCHOOL	PHASE	OFSTED	DISTANCE
Immaculate Heart of Mary Catholic Primary School, A Voluntary Academy	Primary	School remains Good	214 m
Moor Allerton Hall Primary School	Primary	Not judged	760 m
St Matthew's Church of England Primary School	Primary	School remains Good	790 m
Allerton Grange School	Secondary	Good	816 m
Moortown Primary School	Primary	Outstanding	961 m
Gledhow Primary School	Primary	Good	963 m
Cardinal Heenan Catholic High School	Secondary	School remains Good	1.8 km
Allerton High School	Secondary	Standards maintained	1.9 km

Closest schools shown; more may exist within the radius.

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Transport & driving times (~5.0 km)

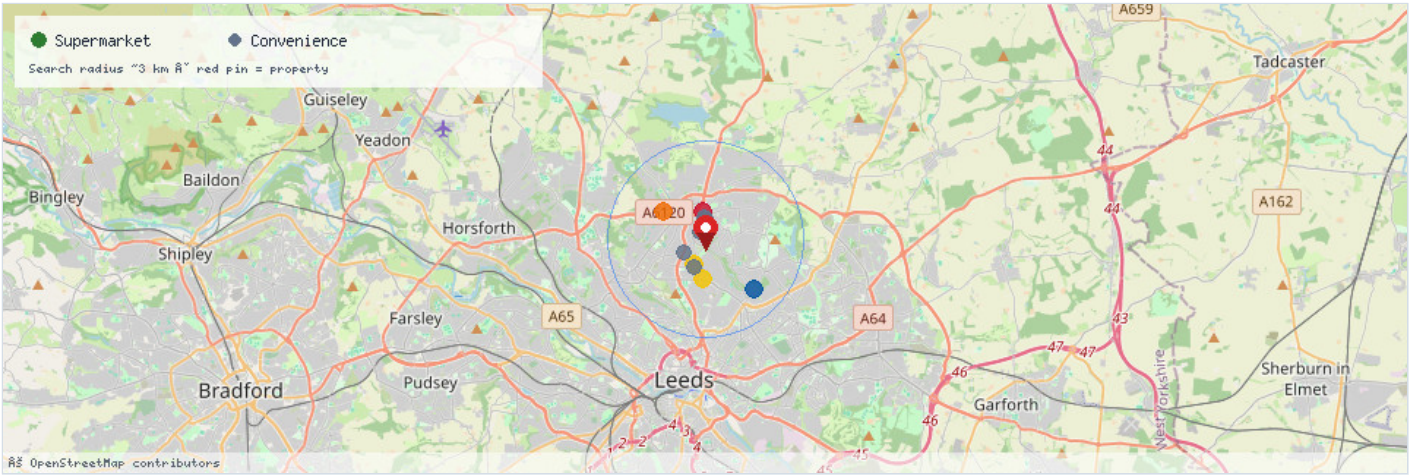
Walk and drive times are network estimates from straight-line distance (not routed journeys).

TYPE	STOP / STATION	DISTANCE	WALK	DRIVE
Rail	Burley Park Rail Station · Burley	4 km	65 min	13 min
Rail	Headingley Rail Station · Headingley	4.5 km	73 min	14 min
Rail	Leeds Rail Station · Leeds	4.6 km	76 min	15 min
Bus	Kingsway Court · Moortown	319 m	6 min	3 min
Bus	Kingsway Court · Moortown	332 m	6 min	3 min
Bus	Gledhow Valley Road · Chapel Allerton	358 m	6 min	3 min
Bus	Nunroyd Avenue · Moortown	402 m	7 min	4 min
Bus	Stainbeck Road Kings Mount · Chapel Allerton	406 m	7 min	4 min

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Supermarket & retail (~3.0 km)

Walk and drive times are network estimates from straight-line distance (not routed journeys).



Green dots = supermarkets · grey dots = convenience stores within the search radius. Larger dots are supermarkets. Red pin = property. © OpenStreetMap contributors.

TYPE	FASCIA / STORE	POSTCODE	DISTANCE	WALK	DRIVE
Supermarket	Aldi · Aldi Harrogate Road Chapel Allerton	LS7 3PD	839 m	14 min	5 min
Supermarket	Marks and Spencer Simply Food · M&S Moortown Leeds SF	LS17 6DW	872 m	15 min	5 min
Supermarket	Lidl · Lidl Chapel Allerton Leeds	LS7 3PG	1.2 km	20 min	6 min
Supermarket	Sainsburys · Sainsburys Moortown	LS17 5NY	1.6 km	26 min	7 min
Supermarket	Tesco · Tesco Leeds Superstore	LS8 4BU	2.1 km	35 min	8 min
Convenience	Sainsburys Local · Sainsburys Chapel Allerton Harrogate Road Local	LS17 6LY	306 m	5 min	3 min
Convenience	Cook · Cook North Leeds	LS17 6QD	646 m	11 min	4 min
Convenience	Tesco Express · Tesco Moortown Express	LS17 6LD	671 m	11 min	4 min
Convenience	Asda Express · Asda Scott Hall Express Petrol	LS7 2NA	784 m	13 min	5 min
Convenience	The Co-operative Food · Co-op Chapel Allerton - Stainbeck Lane	LS7 3PJ	927 m	16 min	5 min

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Section 8 — Title & Company Ownership

Title ownership from HM Land Registry OCOD / CCOD open data for this postcode. Not a full title register search — instruct a conveyancer for definitive ownership.

Overseas company ownership (OCOD)

No overseas company ownership titles were found for this postcode in the latest OCOD extract.

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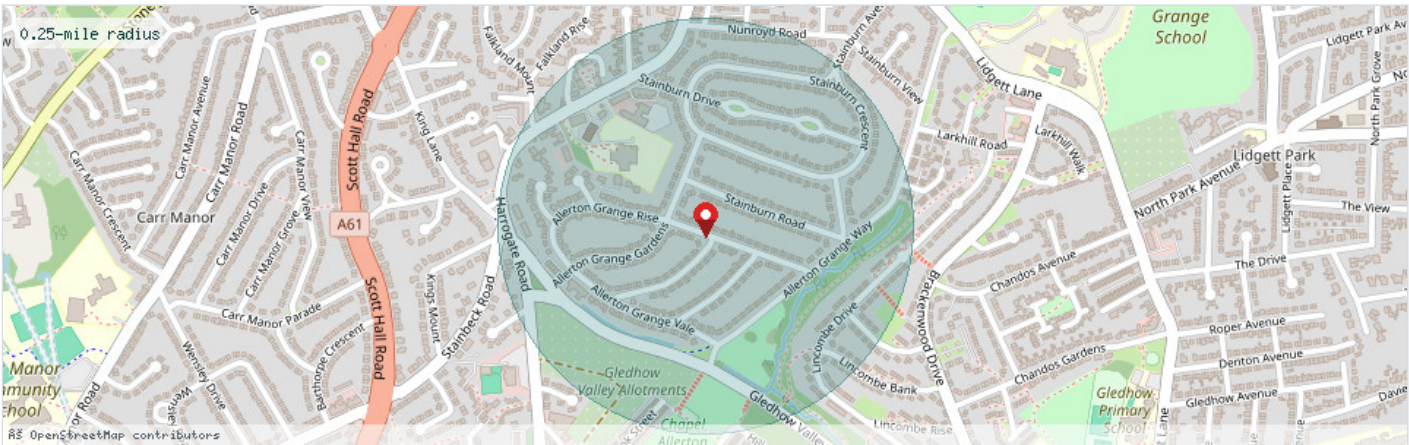
UK company ownership (CCOD)

No UK company ownership titles were found for this postcode in the latest CCOD extract.

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Section 9 — Broadband & Mobile Connectivity

Ofcom predicted coverage for the postcode — not a live speed test or guarantee of service at the premises.



Coverage is predicted for the postcode area around the property pin. © OpenStreetMap contributors.

Fixed broadband (Ofcom)

MAX DOWNLOAD	MAX UPLOAD	MEDIAN DOWNLOAD	PREMISES IN POSTCODE
1800 Mbps	220 Mbps	1800 Mbps	44

AVAILABILITY	STATUS	TYPICAL DOWNLOAD	PREMISES %
Superfast (30+ Mbps)	Yes	80 Mbps	100%
Ultrafast (300+ Mbps)	Yes	1800 Mbps	100%
Full fibre	Yes	100% gigabit premises	

Mobile coverage (4G / 5G & 2G)

NETWORK	4G / 5G (INDOOR & OUTDOOR)	2G
EE	Good in-home and outdoor	Variable in-home, good outdoor
Three	Good in-home and outdoor	Not published
O2	Good in-home and outdoor	Good in-home and outdoor
Vodafone	Good in-home and outdoor	Good in-home and outdoor

4G/5G scores are from Ofcom Mobile Checker (blended). 2G scores are from Ofcom Mobile 2G Coverage. Three has no 2G data in this dataset. Same 0-4 outdoor/in-home scale for both.

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