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Robsons Drive, Dalton Huddersfield,

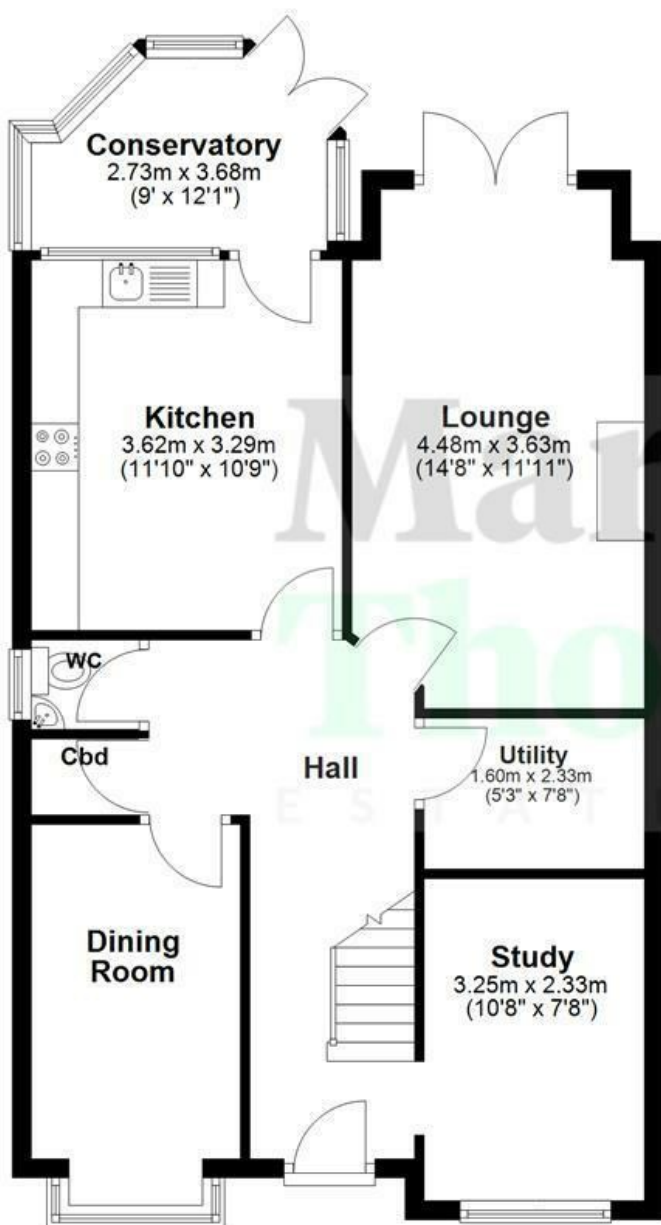
**Offers in the region of
£325,000**

This is a four bed detached family home which enjoys a cul de sac setting and has been altered from its original design with the former garage now an additional reception room and is available with the advantage of no chain involvement.

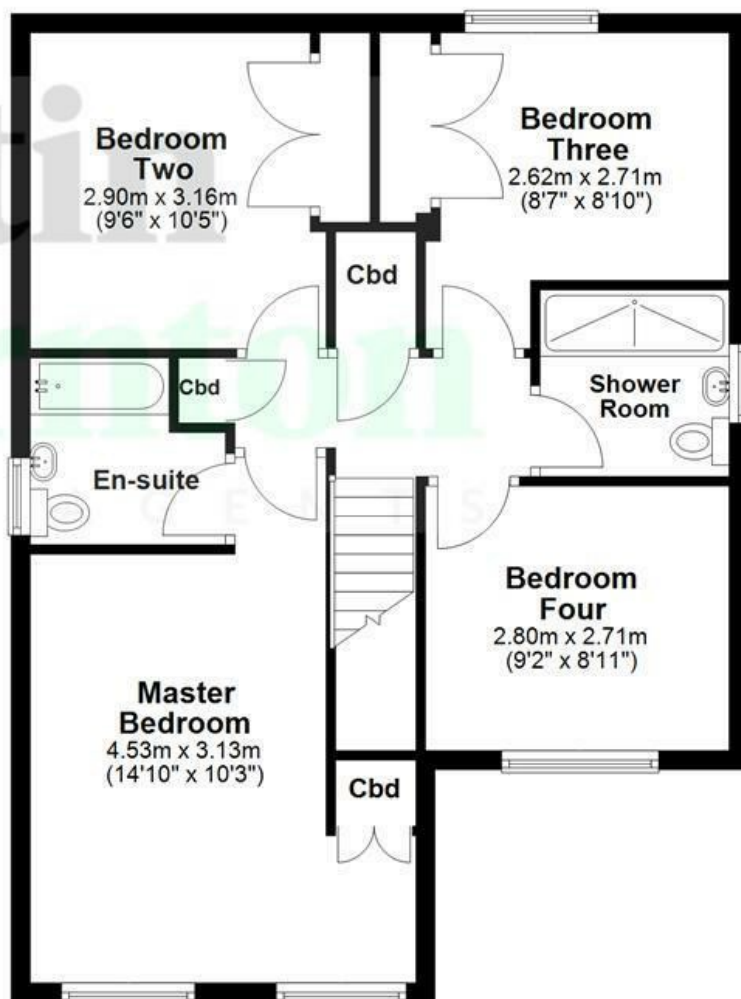
The accommodation is arranged over two floors and comprises an entrance hallway, downstairs w.c. kitchen, utility and home office/sitting room were both created from converting the former garage, dining room, living room and a conservatory. On the first floor are the four bedrooms, the master has its own ensuite and there is also a shower room. The property stands among other detached homes at the end of the cul de sac and has parking on the driveway. There are front and rear gardens and the property has double glazing, gas fired central heating system and has vacant possession.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

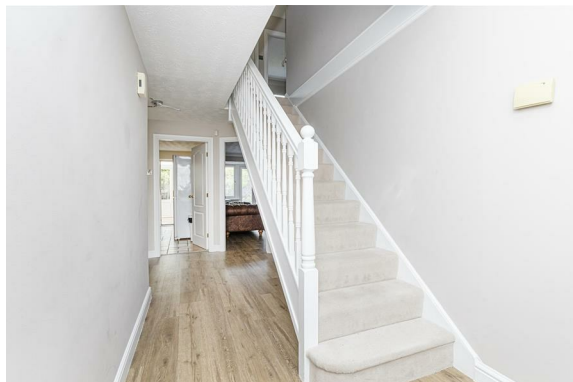
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Entrance/Entrance Hallway

A canopied open entrance porch provides shelter from the elements and has a quarry tiled floor. A composite door with a decorative opaque glazed panel gives access to the hallway. This has a spindle staircase rising to the first floor accommodation. The end of the hallway widens and incorporates a useful walk-in storage cupboard. It has vinyl flooring and access to the downstairs WC.



Downstairs WC

This room has a white two-piece suite comprising a pedestal wash hand basin with a tiled splash back and a low-level WC. There is floor tiling, a side uPVC window and a radiator.



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Kitchen

Positioned at the rear of the property, this has wall cupboards and base units with working surfaces and a stainless steel sink with mixer tap. Integrated appliances include an induction hob, electric oven and pull-out style filter hood. There is space and plumbing for an automatic washing machine and a dishwasher. A door leads to the conservatory.



Conservatory

This multipurpose room is positioned at the rear of the property and overlooks the garden. It could be used as a breakfast room or small sitting room and has uPVC glazing and French doors out into the garden. There is also a radiator.



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Living Room

This good-sized principal reception room is positioned at the rear of the property. It has a contemporary fire surround with matching inlay and hearth, oak style laminate flooring, coving to the ceiling, wall light points and a radiator. French doors lead out into the garden.



Sitting Room/ Home Office

Positioned at the front of the property and originally the integral garage, this has now been made into a ground floor reception room. It could be used as a sitting room, home office, playroom, etc., and has a uPVC window, wall light points and a radiator.



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Utility

This was also part of the former garage and now serves as a handy utility/laundry room. It houses the boiler for the central heating system, which is original to the property, and has space for further appliances and floor tiling.



Dining Room

This formal dining room is positioned at the front of the property with a walk-in bay window incorporating uPVC glazing. It has coving to the ceiling, space for a dining table and a radiator.

First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing. This has two useful airing/toiletries cupboards and access to the following rooms:

Bedroom One

This large double bedroom is positioned at the front of the property and has twin uPVC windows. It has built-in wardrobes, space for further furniture and a radiator. Being the master bedroom, it has the advantage of an en suite bathroom.



En Suite

The en suite has a three-piece suite comprising a timber panelled bath with wall-mounted Aqualisa shower over, a pedestal wash hand basin and a low-level WC. There is full-height tiling around the bath, an electric shaver point, a side uPVC window and a radiator.

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Bedroom Two

This double bedroom is positioned at the rear of the property and has a built-in treble wardrobe, a uPVC window and a radiator.



Bedroom Three

This double bedroom is positioned at the front of the property and has a uPVC window enjoying a view towards Emley in the distance. There is also a radiator

Bedroom Four

This bedroom has a built-in treble wardrobe, a rear uPVC window and a radiator.

Shower Room

This has a large walk-in shower cubicle with sliding entrance doors, a hand wash basin with storage below and a low-level WC with a concealed cistern. There is appropriate floor tiling, an opaque side uPVC window and a radiator.



External Details

The property is situated at the end of the cul-de-sac among other detached properties. There is parking on the tarmac driveway and a shaped lawned garden with beds and borders. The rear garden has a paved patio area adjoining the French doors in the living room. There are rockery style mature borders, a shaped lawn, perimeter fencing and hedging.

Tenure

The vendor informs us the property is Freehold.

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Directions

