

1 Robsons Drive,  
Dalton HD5 9JW

OFFERS AROUND  
£323,000



THIS BEAUTIFULLY PRESENTED AND VERSATILE FOUR BEDROOM DETACHED FAMILY HOME BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION, A LANDSCAPED REAR GARDEN WITH A SUMMERHOUSE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C.

PAISLEY  
PROPERTIES



### OPEN PLAN DINING KITCHEN 21'11" max x 12'7" max

You enter the property through a upvc stable door into this stunning open plan dining kitchen which really is the heart of the home and an ideal place for entertaining family and friends. The kitchen includes a number of white wall and base units, complimentary work surfaces with metro tile splashbacks and a composite sink and drainer with mixer tap over. There is space for a double gas oven with extractor above, room for an American style fridge freezer and plumbing for a washing machine and a dishwasher. A central island provides storage and space for informal dining. Open to the kitchen is a dining area, perfect for a dining table, chairs and freestanding furniture. The area really does offer a great amount of versatility and has two windows providing views over the cul de sac outside. The room is completed with ceramic tile flooring underfoot and spotlights to the ceiling. An opening leads through to the pantry/utility, doors open to the ground floor W.C and the living room, an external door opens to the side of the property and a staircase ascends to the first floor landing.







#### **PANTRY / UTILITY 8'1" max x 5'1" max**

Neatly positioned off the dining kitchen is this handy room which houses the boiler, has wall and base units with a work surface and space for a tumble dryer and an extra fridge freezer if required. There is also storage space for other larger household items.

#### **GROUND FLOOR W.C 6'3" apx x 3'6" apx**

This handy W.C is fitted with a white suite comprising of a low level toilet and a vanity hand wash basin with mixer tap. The floor is finished with contrasting tiles, there is a side facing obscure glazed window and a door leads to the dining kitchen.





### **LIVING ROOM 21'6" max x 13'8" max**

This sizable reception room is the perfect place to relax in the evening, the focal point being the stylish white gloss media unit. The room is nicely decorated, has ample space for freestanding furniture, real wood flooring flows underfoot and a window provides a lovely view out to the garden. To the rear of the lounge is space for a snug or a study area. Sliding glazed doors open to the conservatory.





**CONSERVATORY 12'9" max x 8'8" max**

Flooded with natural light and with fantastic views out to the garden, this room has space for freestanding furniture, tile flooring underfoot and patio doors open to the gardens raised decking.





**FIRST FLOOR LANDING**

Stairs ascend from the dining kitchen to the first floor landing which has a side obscure window, a useful storage cupboard housing the water cylinder and ideal for towels and bed linen. Doors lead to the four double bedrooms (one with an ensuite shower room), house shower room and a hatch gives access to the part boarded loft.





### **BEDROOM ONE 12'9" max x 10'6" max**

This well presented double bedroom is beautifully decorated, overlooks the the cul de sac below and benefits from two banks of fitted wardrobes, space for freestanding furniture and doors lead to the landing and ensuite shower room.



### **EN SUITE SHOWER ROOM**

Comprising of a modern three piece white suite including a double shower cubicle with glass screen, vanity hand wash basin with mixer tap, low level W.C, obscure window and a chrome towel radiator. The room is partially tiled with complimentary tiled flooring underfoot and a door leads to bedroom one.





### **BEDROOM TWO 10'7" max x 9'5" max**

This good sized double bedroom is situated at the rear of the property and has plenty of space for freestanding furniture, a fitted wardrobe, a window gives garden and rooftop views and a door leads to the landing.



### **BEDROOM THREE 10'6" max x 8'2" max**

A neutrally decorated double bedroom with views over the garden below with fitted shelving, space for freestanding furniture and a door leads to the landing.



#### **BEDROOM FOUR 9'3" max 6'4" max**

Positioned at the front of the property and currently used as a child's bedroom is a small double bedroom with space for freestanding furniture, cul de sac views from its window and a door leads to the landing.



#### **HOUSE SHOWER ROOM 6'5" apx x 5'6" apx**

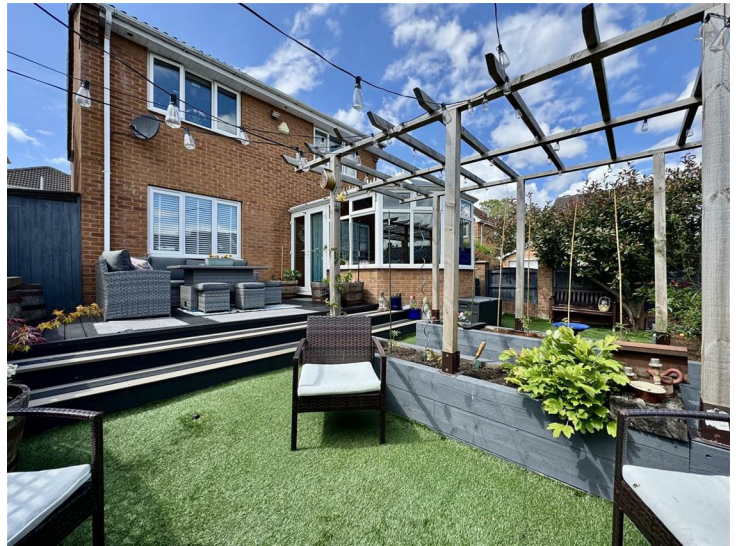
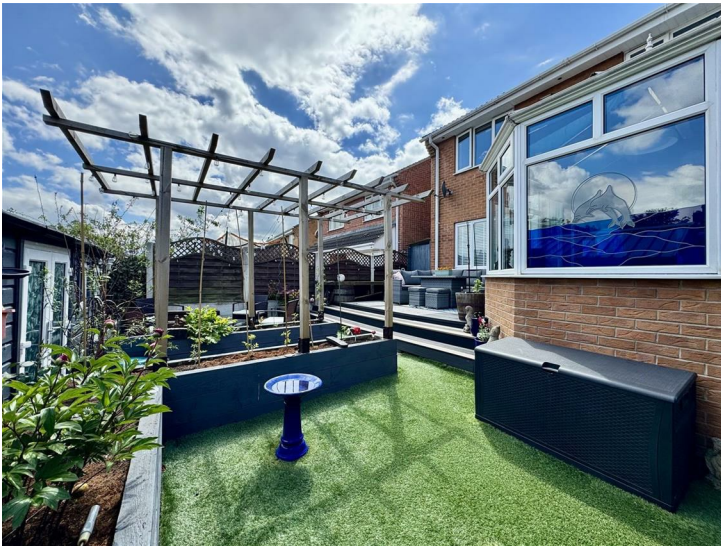
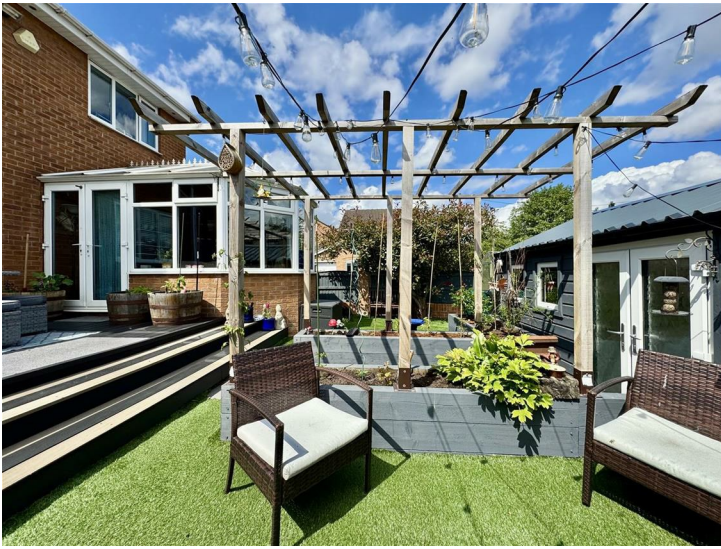
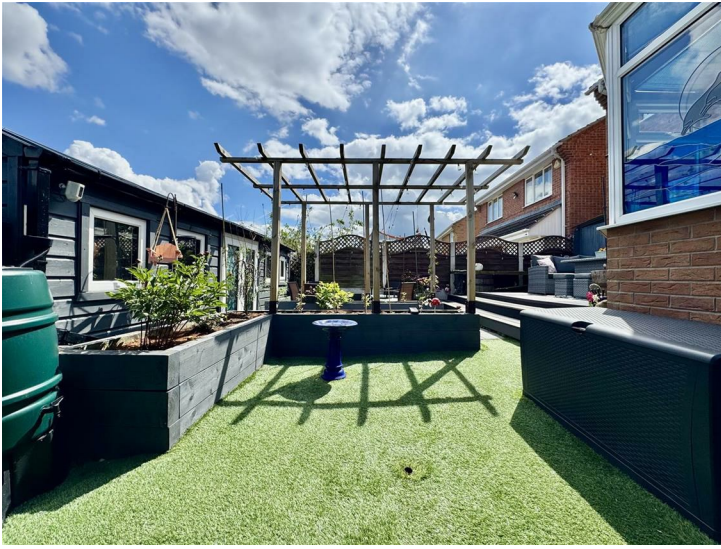
This attractive shower room is fitted with a three-piece suite, including a double walk in shower, vanity hand wash basin and a concealed W.C. The room is fully tiled with complimentary vinyl flooring underfoot. A side obscure window allows light to flow through and a door leads through to the landing.



#### **REAR GARDEN**

A fence enclosed and wonderfully landscaped rear garden which has a range of spaces to enjoy. A raised composite deck allows space for outdoor dining, room for garden furniture and offers lovely views over the garden and far reaching views beyond. Steps lead down to a low maintenance artificial lawn which has raised timber flower beds ideal for growing plants, shrubs and vegetables if desired. A pathway leads under a pergola to the summer house and a Red Robin Tree gives a lovely focal point. There is space for a greenhouse and a pathway with a timber gate leads to the front of the property.





### **SUMMER HOUSE 18'10" max x 9'7" max**

Situated in the rear garden another versatile room which could make a great home office for those who work remotely, an entertainment space, play room or hobby room with electric, lighting and cat 5 wired internet. Four windows give garden views and let light flood the space.





**EXTERNAL FRONT AND DRIVEWAY**

To the front of the property there is a driveway for multiple vehicles. To one side of the drive a gate gives access to the rear garden and to the other side is a timber outbuilding which provides ample storage and an EV charger.







## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band D

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING  
Driveway / Electric car charging point.

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to 500 mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

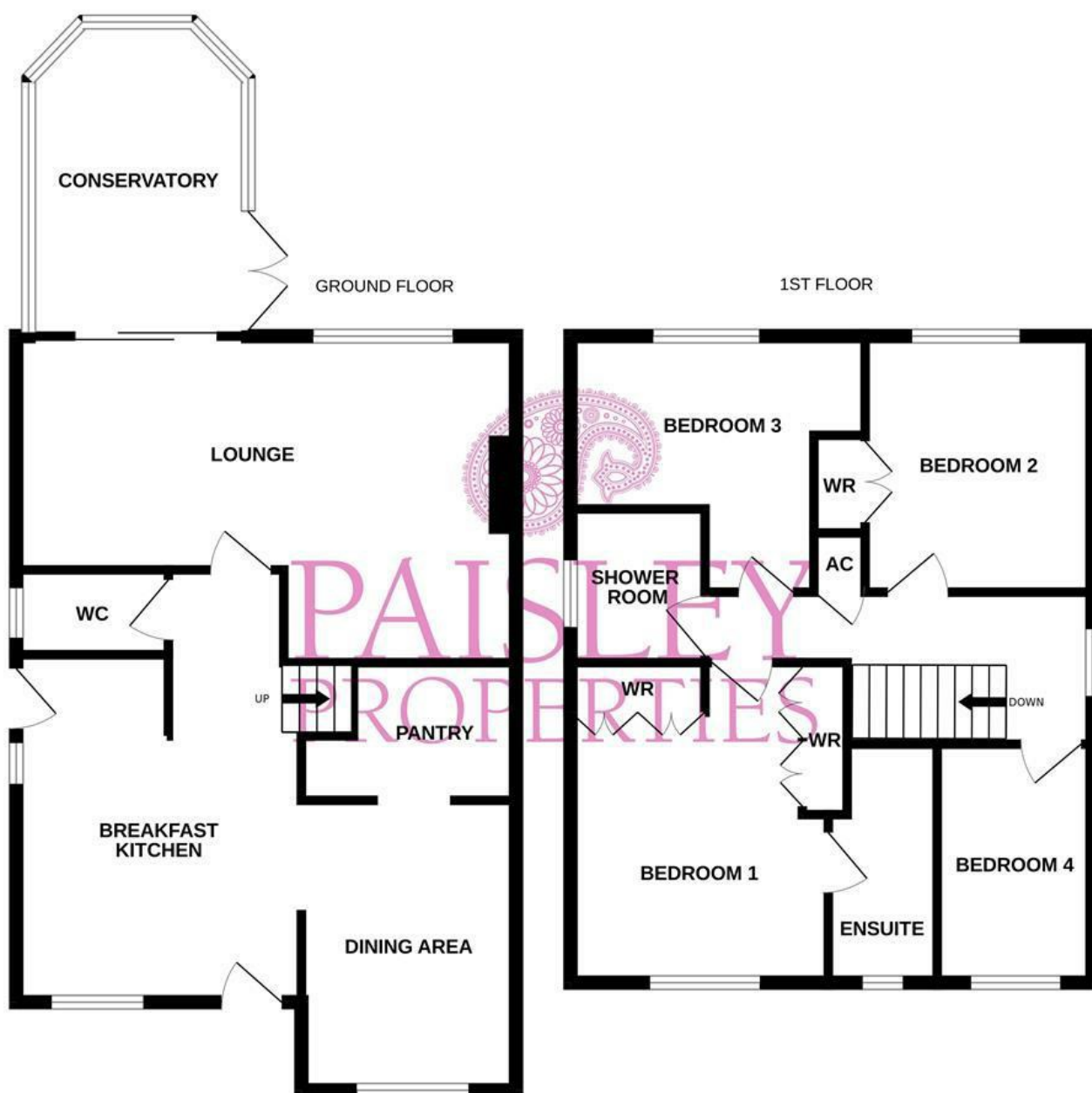
## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

**Mapplewell Office:**  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

**PAISLEY**  
PROPERTIES