

35 Robsons Drive,  
Dalton HD5 9JW

OFFERS AROUND  
£290,000



**\*\*NO CHAIN\*\*** LOCATED ON A PEACEFUL CUL DE SAC, THIS VERSATILE FOUR BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED GARDENS, AN INTEGRAL GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

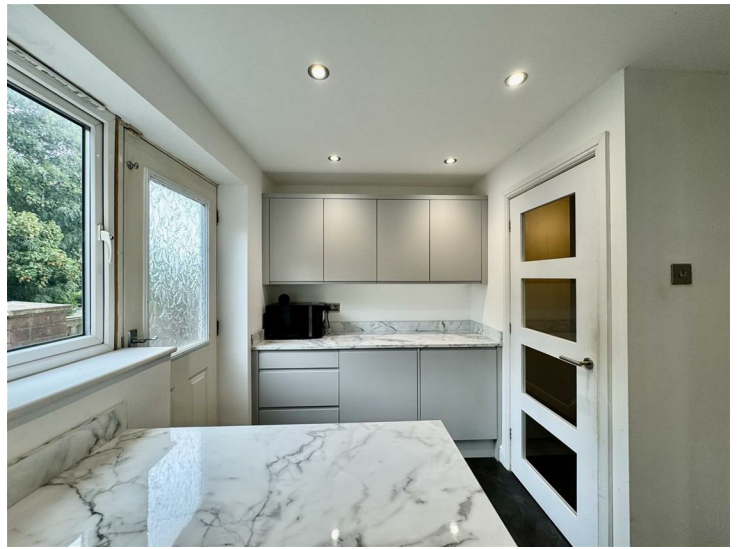


You enter the property through a composite door into the welcoming entrance hallway which has plenty of space to remove and store outdoor clothing. There is laminate flooring underfoot and doors lead to the breakfast kitchen, living dining room, ground floor W.C and through to the garage. A staircase with timber balustrade ascends to the first floor landing.

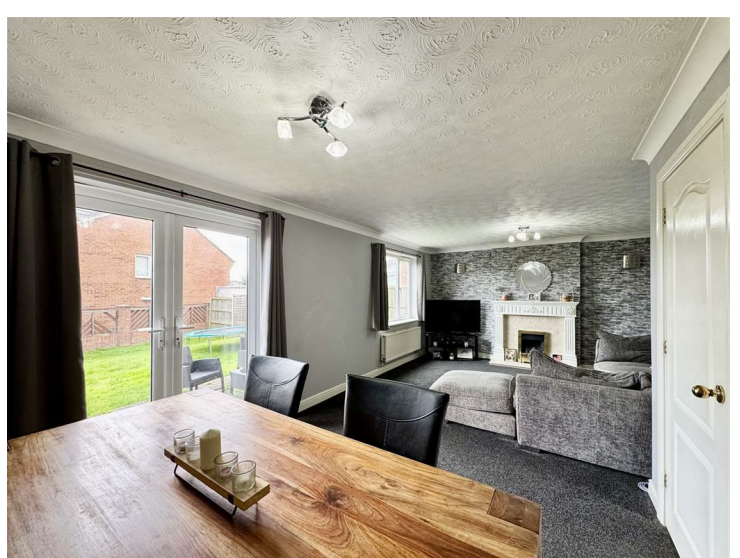
## BREAKFAST KITCHEN 14'7" max x 8'7" max



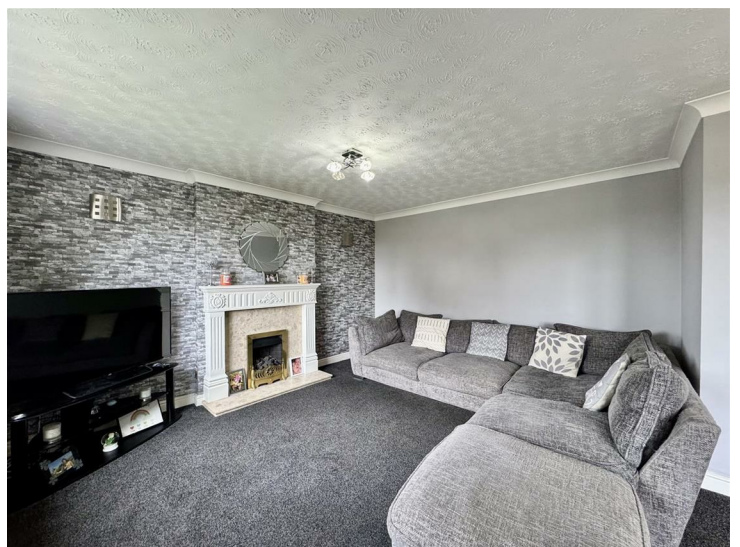
This recently fitted and stylish breakfast kitchen is fitted with a range of pale grey wall and base units, contrasting work surfaces with matching upstands and a sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan over, fridge freezer, dish washer and a washing machine. A peninsula offers space for informal dining. This light and airy room has dual aspect windows, spot lights to the ceiling and vinyl tile flooring underfoot completes the room. An external door leads to the side of the property and a door leads back to the hallway.



**LIVING DINING ROOM 21'10" max x 13'5" max**



This impressive size living dining room is flooded with natural light and offers pleasant views over the garden. The room has ample space for freestanding living room and dining furniture and a coal effect gas fire with a decorative surround gives a lovely focal point to the room. French doors open to the garden and a door leads back through to the hallway.



## GROUND FLOOR W.C 6'3" max x 3'5" max



Conveniently placed off the entrance hallway features a white suite comprising of a vanity hand wash basin with mixer tap and a low level W.C. The room has an anthracite towel radiator, laminate flooring, spotlights to the ceiling, a side facing obscure glazed window and a door leads through to the hallway.

### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to this light and airy first floor landing which has space for freestanding furniture, a useful storage cupboard housing the water cylinder, ideal for towels and bed linen and doors lead to the four bedrooms (one with an ensuite shower room), house bathroom and a hatch gives access to the boarded loft.

**BEDROOM ONE 12'7" max x 10'4" max**



A beautifully presented double bedroom with views over the cul de sac below with two sets of fitted wardrobes, space for freestanding furniture and doors lead to the ensuite shower room and to the landing.

**ENSUITE SHOWER ROOM 9'6" max x 4'7" max**



Adjoining bedroom one and comprising of a three piece white suite including a double shower cubicle with sliding glass screen, pedestal hand wash basin, a low level W.C, and a front facing obscure window.

**BEDROOM TWO 10'7" max x 9'4" max**



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

**BEDROOM THREE 12'2" max x 12'10" max**



This nicely decorated double bedroom has space for freestanding bedroom furniture and far reaching views from its window. A door leads to the landing.

**BEDROOM FOUR 9'7" max x 6'3" max**



Positioned at the front of the property is a good size single bedroom with space for freestanding furniture, pleasant cul de sac views and a door leads to the landing.

**BATHROOM 6'7" max x 5'5" max**



## REAR GARDEN



A great space for barbeques, entertaining and family gatherings, this good size, fence enclosed and well maintained garden can be accessed from the side of the property and from the living dining room. The garden offers a range of spaces to enjoy which includes a patio, a large lawn and has ample room for garden furniture and a timber outbuilding if desired.



## EXTERNAL FRONT AND DRIVEWAY



To the front of the property is an integral garage which has an up and over door, access into the house, has power and houses the boiler. (8ft 5 max x 7ft 3 max)

A driveway provides parking for multiple vehicles.

## **\*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 C

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Garage / Driveway

RIGHTS AND RESTRICTIONS:  
None known

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations 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 xxx mbps

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

## **AGENT NOTES - ALMONDBURY**

### **AGENT NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

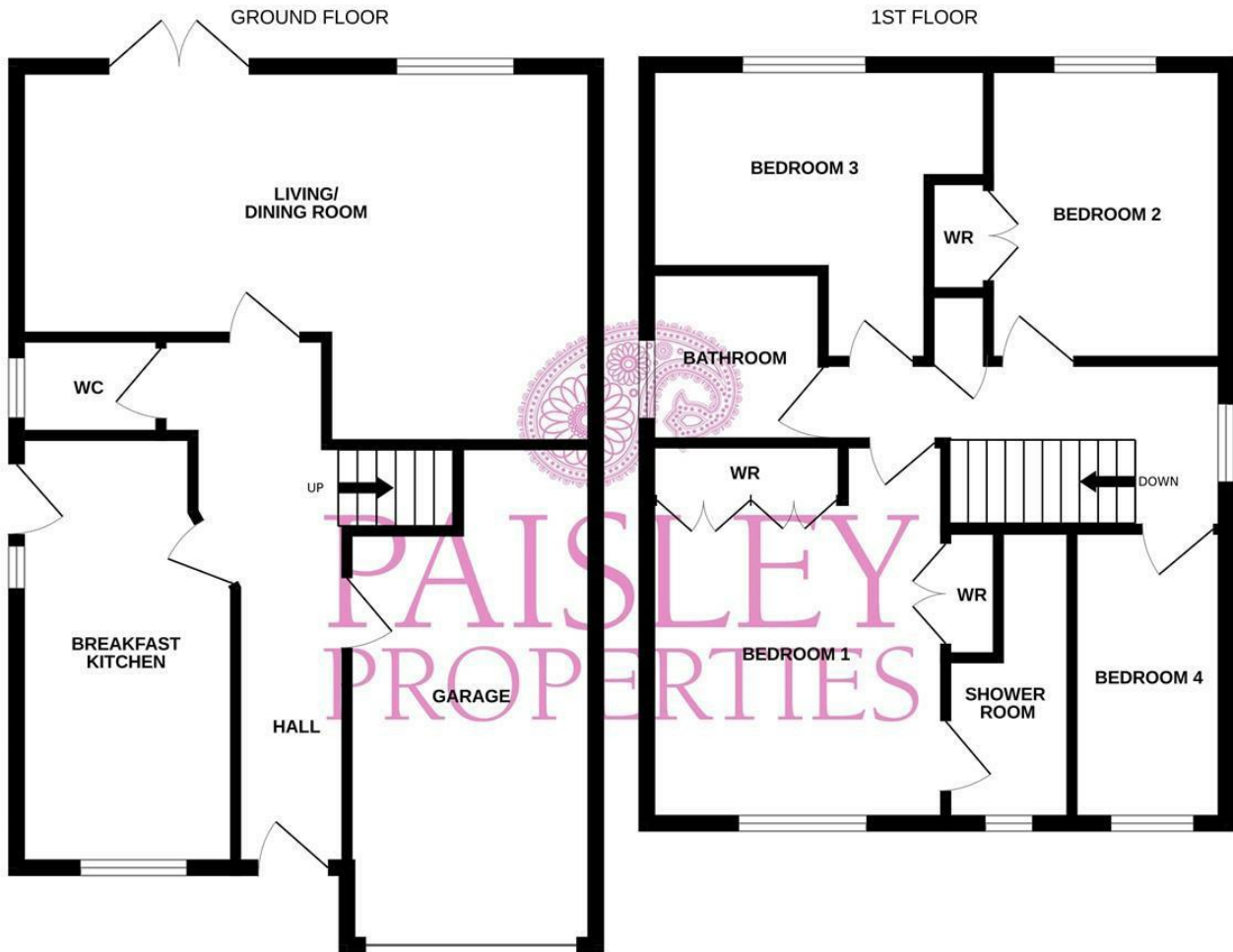
## **MORTGAGES - PAISLEY / ALMONDBURY**

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.

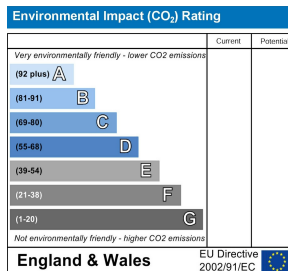
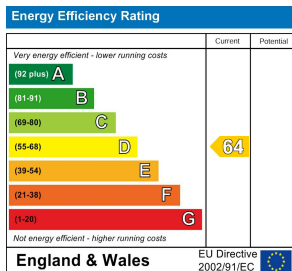
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY PROPERTIES - PAISLEY / ALMONDBURY**

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.



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.  
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