



## Sticker Lane - REF TN, Laisterdyke, Bradford, West Yorkshire,

- \*\* TWO BUNGALOWS ON THE SAME PLOT - A 2 BEDROOM AND A 1 BEDROOM \*\*
- LOCATED ON A GOOD SIZE PLOT WITH SECURE GATED DRIVEWAYS FOR 6 CARS
- 503A STICKER LANE - NEW CENTRAL HEATING SYSTEM - SPACIOUS LOUNGE
- IDEAL FOR A BUSINESS PREMISES FROM HOME
- 503 STICKER LANE - EPC RATING GRADE E - COUNCIL TAX BAND A

- THE SECOND BUNGALOW IS IDEAL FOR MULTI-GENERATIONAL FAMILIES
- 503 STICKER LANE - MODERN BATHROOM - WELL PRESENTED THROUGHOUT
- 503A STICKER LANE - DINING KITCHEN
- LOCATED CLOSE TO THE M62 MOTORWAY NETWORK
- 503A STICKER LANE - EPC RATING GRADE D - COUNCIL TAX BAND A

**Offers In The Region Of £260,000**





# Sticker Lane - REF TN, Laisterdyke, Bradford, West Yorkshire, BD4 8RB



Welcome to these charming detached bungalows located on STICKER LANE - BD4

\*\*\* TWO BUNGALOWS FOR SALE \*\*\*

503 & 503A, Sticker Lane Laisterdyke, Bradford, West Yorkshire, BD4 8RB

503 Sticker Lane - EPC RATING GRADE E - COUNCIL TAX BAND A

503A Sticker Lane - EPC RATING GRADE D - COUNCIL TAX BAND A

503A STICKER LANE - NEW CENTRAL HEATING SYSTEM INSTALLED 2024



This great opportunity boasts not just one, but TWO BUNGALOWS on the same plot - a two-bedroom and a one-bedroom, offering versatility and ample space for various living arrangements. With a total of two kitchens (one a dining Kitchen), two reception rooms, three bedrooms, and two bathrooms, these properties provide a comfortable and convenient living space for you and your family.

The highlight of these bungalows are their versatility - whether you have a multi-generational family to accommodate or are considering it as a rental investment, this property caters to a variety of needs. The property's layout is ideal for those looking to work from home, with the potential to convert one of the bungalows into a business premises. The detached nature of these bungalows ensures privacy and tranquillity, creating the perfect environment for productivity.

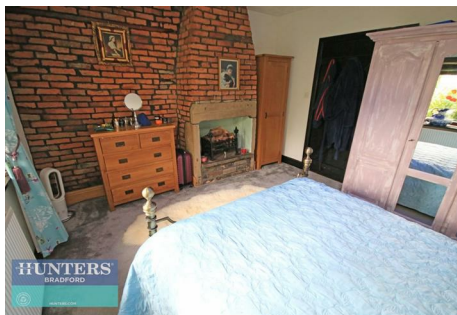
Imagine the endless possibilities that this bungalow presents, situated in a desirable area, this bungalow offers privacy while being just a stone's throw away from local amenities, including the M62 motorway network



With ample secure gated parking for up to five vehicles, you can bid farewell to the hassle of searching for parking spots.

Whether you are looking for a spacious family home, a live in property and a second property with potential for rental income, to have parents or other members of the family close by in their own accommodation or a combination of all. These bungalows are a fantastic opportunity not to be missed.

Don't hesitate to book a viewing and explore the endless possibilities that these properties have to offer!



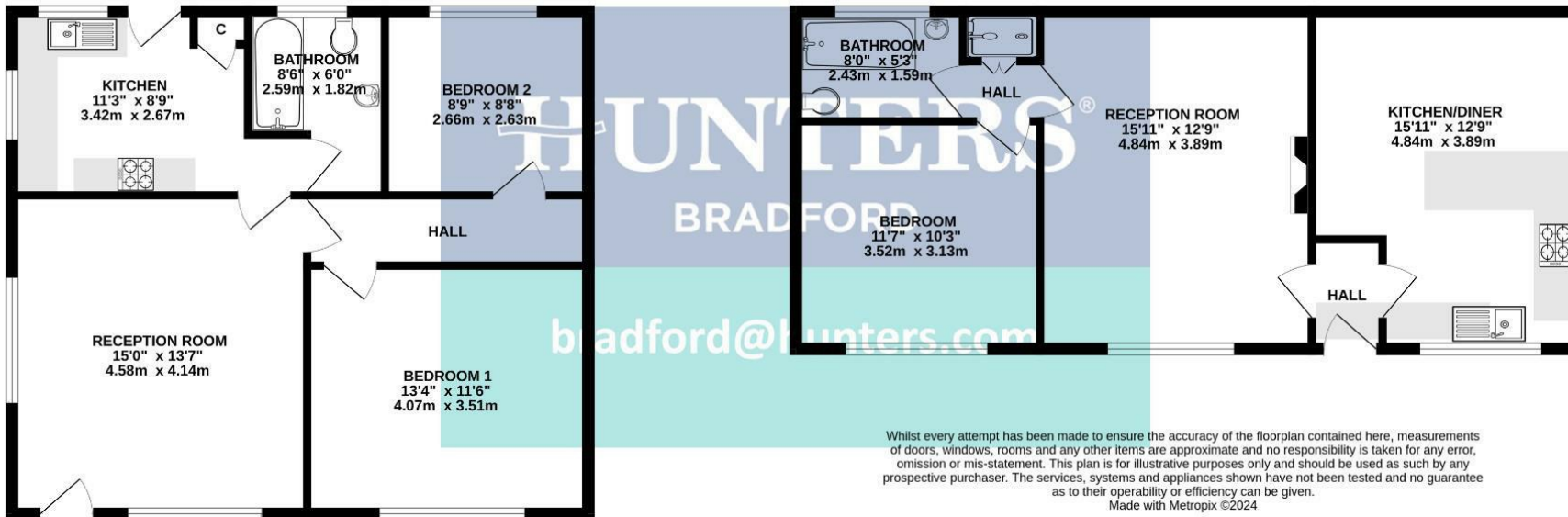


# Sticker Lane - REF TN, Laisterdyke, Bradford, West Yorkshire, BD4 8RB



503 STICKER LANE - 2  
BEDROOM BUNGALOW

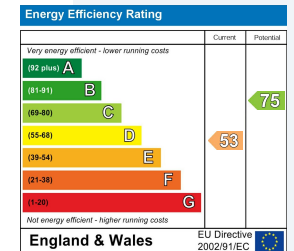
503A STICKER LANE - 1  
BEDROOM BUNGALOW



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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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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