



**Flat 1- 4 Cunliffe Terrace, Bradford BD8 7AS**

***welcome to***

**Flat 1- 4 Cunliffe Terrace, Bradford**

A mature four storey period property split into four self-contained apartments comprising of 3 X one-bedroom apartments and a studio flat, located within the popular residential area of Manningham on the edge of the city centre.





### Important Notice

For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

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\*\*PLEASE CONTACT THE AUCTIONEERS AT  
LeedsAuctions@williamhbrown.co.uk TO REQUEST A  
COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE  
CAN EMAIL IT OVER TO YOU\*\*

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Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

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Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.  
Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.



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## Flat 1- 4 Cunliffe Terrace, Bradford

- Four storey flat
- Own entrances
- Small garden areas and rear
- Auction date 10th March 2026
- Guide price £240,000

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF116587 - 0005

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