



Willow Tree House Westfield Lane, Idle, Bradford, West Yorkshire, BD10 8PY £695,000

HAMILTON BOWER have pleasure bringing to the market, this simply stunning former church conversion. The property has been split to house a stunning family home above a commercial element which is situated on the ground floor. Early viewing is highly suggested to fully appreciate all this conversion has to offer. Situated on Westfield Lane in Idle.

This property has to be seen to fully appreciate what has been done by the current owner and the potential the property also offers. The residential part of the property comprises of entrance, entrance vestibule, 6/7 bedrooms stunning open plan living with spectacular high ceilings and a large mezzanine living space. The commercial element offers A large commercial area at ground floor level currently occupied by Footsteps Theatre school providing a gross floor area of around 788 sqm which includes a reception area, two large dance studios, a cafeteria area, offices meeting and storage rooms.

The property is currently assessed for business rates purposes as follows, DESCRIPTION: Theatre school & Premises, rateable value, £4,450. The uniform business rate for 2020/2021 is 50.3pence in the £.

ENTRANCE

Composite door to front aspect. Entrance hallway with a curved staircase with oak hand railing to the first floor

ENTRANCE VESTIBULE/SNUG

14'6" x 11'11" (4.429mx 3.644)



Stunning space with a large floor to ceiling window offering far reaching views.

UTILITY ROOM

14'1" x 4'8" (4.3 x 1.44)

Good size space which houses the properties boiler system and has plumbing for an automatic washing machine.

BEDROOM

12'5" x 9'7" (3.8 x 2.93)



A spacious double bedroom with a window to the side elevation.

BEDROOM

12'11" x 10'3" (3.950 x 3.135)



A great size double bedroom with a feature walk in wardrobe. Two windows to the side elevation.

EN-SUITE



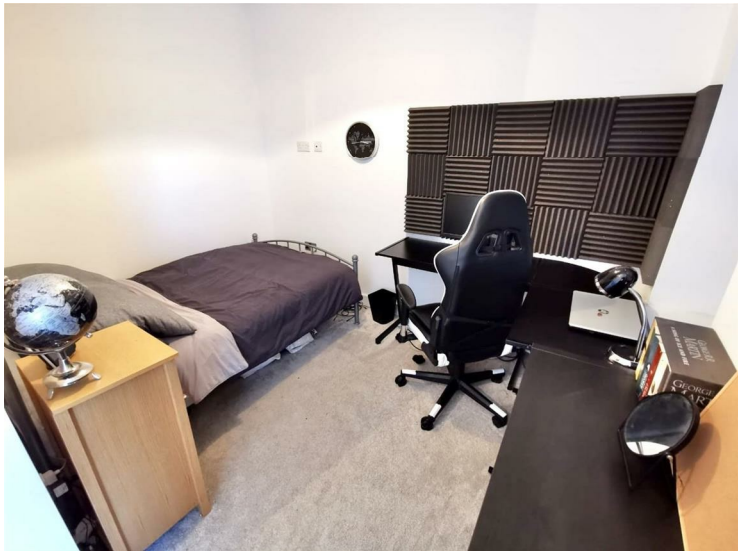
Three piece suite with a bath, mixer tap and shower head, corner shower unit and a W.C.

BATHROOM



A stunning four piece suite with a corner shower unit, bath, W.C and wash basin. Finished with tiling to floor and part wall tiling. Heated chrome towel railing.

BEDROOM
13'5" x 10'3" (4.1 x 3.125)



Another double bedroom with a window to the side elevation.

BEDROOM/SNUG
10'3" x 8'0" (3.134 x 2.445)



Double bedroom with a window to the side elevation.

OPEN PLAN MODERN LIVING
25'8" x 22'3" (7.841 x 6.793)



A stunning open space, has to be experienced to fully appreciate what's on offer in this amazing open plan kitchen dining area. Feature log burner set beneath a breath taking back drop. A fitted kitchen with a range of wall and base units with a contrasting work surface incorporating a sink unit with mixer tap. Four ring induction hob with extractor over. Double oven, integrated microwave, dishwasher and wine chiller. A central island houses a number of drawer units and seating for a number of stools. Large dining area. The room has a flood of natural light from windows to both aspects.

MEZZANINE LOUNGE



Simply amazing space. Stunning high ceilings and a distant view over the mezzanine out over the open plan living area below. Many original features have retained and exposed adding to the stunning space.

BEDROOM
11'1" x 10'2" (3.4 x 3.1)



Currently used as an office and Sauna area but would ideally suite a double bedroom. Floor arch window.

BEDROOM
10'11" x 10'2" (3.342 x 3.1)



A good size double bedroom with a floor arch window setting a relaxed ambiance.

MASTER SUITE

14'1" x 12'9" (4.3 x 3.9)



A master bedroom with the WOW factor. Stairs down to this stunning room offer far reaching views from the large floor to ceiling windows, a room that has to experienced to fully appreciate what it has to offer. Useful alcove storage area. Separate staircase.

EN-SUITE



A stunning and well presented three piece suite with a P shaped bath, shower over, W.C and wash basin. Finished with a high quality tiling.

EXTERNAL



A large driveway leads to a car parking area with parking up to 12 cars.

COMMERCIAL



A large commercial area at ground floor level currently occupied by Footsteps Theatre school providing a gross floor area of around 788 sqm which includes a reception area, two large dance studios, a cafeteria area, offices meeting and storage rooms.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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