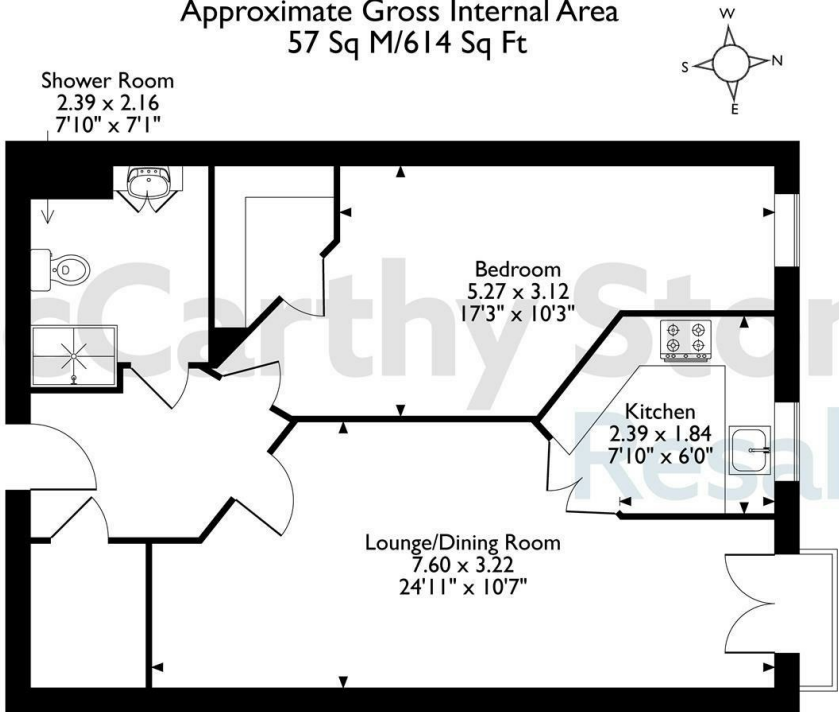


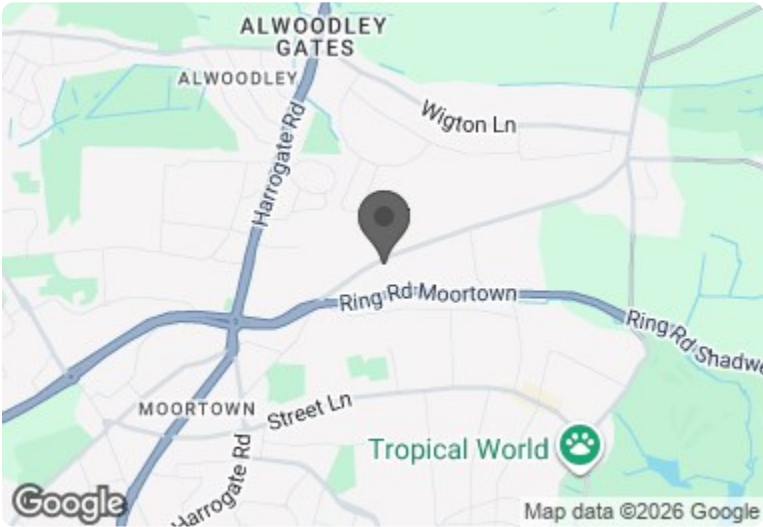
Thackrah Court, Apartment 34, 1, Squirrel Way, Leeds  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 34 Thackrah Court

Squirrel Way, Leeds, LS17 8FQ

PRICE  
REDUCED



PRICE REDUCTION

Asking price £105,000 Leasehold

A well presented one bedroom retirement apartment, situated on the first floor and boasting a good sized living room with FEATURE FIREPLACE and a JULIET BALCONY. Energy efficient and pet friendly

~ Must be seen to be appreciated ~

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.



# Thackrah Court, Squirrel Way, Shadwell,

1 Bed | £105,000

### Summary

Thackrah Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's. The development consists of 60 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring. As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration. Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here. Thackrah Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

### Local Area

Thackrah Court is situated in Shadwell a small but affluent village, suburb and civil parish in north east Leeds, West Yorkshire. The village retains much of its former characteristics; the library, baker, local shopping, dentist, Newsagent and post office are situated in the village centre. There are more shopping facilities within 1 mile of Thackrah Court, along Harrogate Road in Moortown which includes banks, a Newsagent, pharmacist and a Marks & Spencers Food Hall Supermarket.

### Entrance Hall

Front door with spy hole leads to the large entrance hall, from the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment

security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and bathroom.

### Lounge

The spacious lounge has ample space for dining, and the benefit of a Juliet balcony. There is an electric fire with surround which acts as an attractive focal point, raised electric sockets, ceiling lights, TV and telephone points. Partially glazed doors lead onto a separate kitchen.

### Kitchen

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and electrically operated window above. Eye level oven, ceramic hob, cooker hood, integral fridge freezer and under pelmet lighting.

### Bedroom

Double bedroom benefiting from a walk in wardrobe housing shelving and hanging rails. There are raised electric sockets, ceiling lights, TV and telephone points.

### Bathroom

Fully tiled wet room with electric shower, hand rail and curtain rail, WC, vanity unit with wash basin, mirror and mirrored storage cabinet. Shaving point, electric heater, extractor fan and slip resistant flooring.

### Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £9,673.48 for the financial year ending 30/09/2025.

### Car Parking Permit Scheme- subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

### Leasehold

Lease: 125 years from 1st Jan 2015  
Ground rent £435 per annum  
Ground rent review: 1st Jan 2029

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information speak with our Property Consultant today.
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

PRICE  
REDUCED

