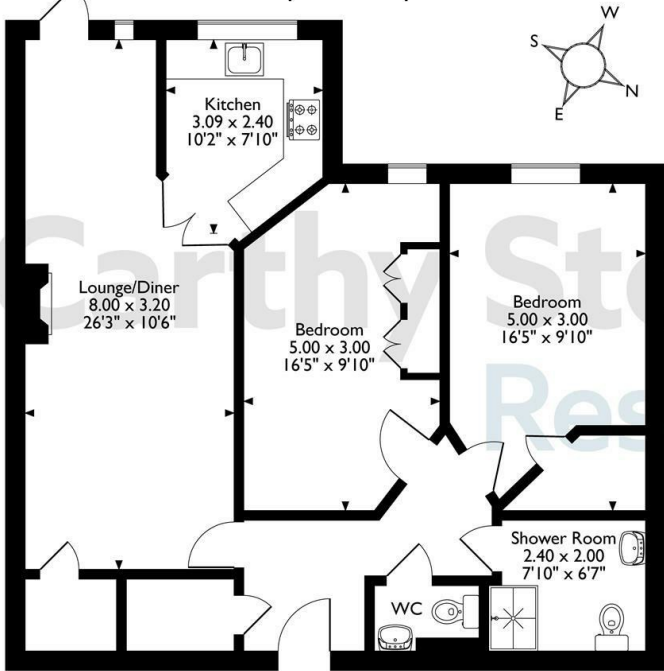


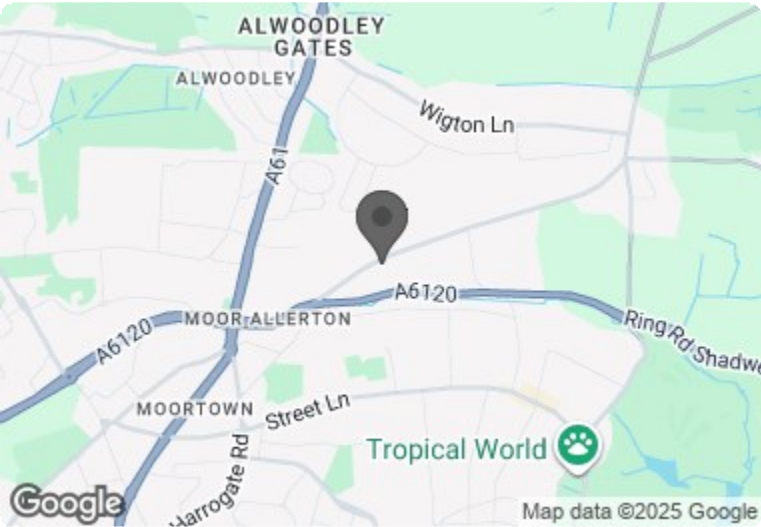
Thackrah Court, Apartment 4, 1, Squirrel Way, Leeds  
Approximate Gross Internal Area  
78 Sq M/840 Sq Ft



First Floor Flat

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 4 Thackrah Court

Squirrel Way, Leeds, LS17 8FQ

PRICE  
REDUCED



PRICE REDUCTION

Asking price £260,000 Leasehold

A beautifully presented two bedroom retirement apartment, situated on the ground floor. This apartment benefits from a particularly private west facing patio. On site restaurant serving delicious, hot meals daily. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

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# Squirrel Way, Shadwell, Leeds

## Summary

Thackrah Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 60 one and two-bedroom retirement apartments for the over 70s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen and separate shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

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, local shopping, dentist, newsagent and post office are situated in the village centre. There are more shopping facilities within 1 miles of Thackrah Court, along Harrogate Road in Moortown which includes banks, a Newsagent, bakers, pharmacist and a Marks & Spencers Food Hall Supermarket. It is a condition of purchase that all residents must meet the age requirements of 70 years.

## Apartment Overview

McCarthy Stone are proud to bring to the market this beautifully presented two bedroom apartment with a west facing aspect and features a particularly private patio area. The apartment is on the lower ground floor, with direct access to the gardens. Entrance to the building is at the ground floor and there is a lift to access the lower ground

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the 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 bedrooms, living room, bathroom and a separate WC.

## Lounge

A bright and spacious living room, benefitting from double

glazed doors leading to a peaceful and relatively private west facing patio/garden. Plenty of space for dining furniture. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap sits below the west facing window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and dishwasher. Under pelmet and ceiling lighting.

## Bedroom One

A bright and spacious west facing double bedroom with fitted dressing table by Strachan. Benefiting from a walk-in wardrobe with plenty of hanging and storage space. Ceiling lights, TV and phone point.

## Bedroom Two

Spacious second bedroom that could even be used as a dining room or hobby room, with fitted furniture including desk, shelving, a slimline wardrobe and a fully functioning fold-down double bed in excellent condition, by Strachan. Ceiling lights, TV and phone point.

## Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

## 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

# 2 Bed | £260,000

- 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.

Service Charge: £11,996.64- per annum (for financial year ending 30/09/2025).

## Ground rent

Ground rent: £510 per annum

Ground rent review: 1st Jan 2029

125 years from 1st Jan 2015

## Car Parking (Permit Scheme) subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## 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 that can assist with service charges or living costs.
- 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

