



# Summer Manor

Burley in Wharfedale

**McCarthy Stone**

Retirement living *your way*





# Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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# Live life your way

## with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a sought-after location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite<sup>^</sup>, which has en-suite facilities.

### Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week\*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



<sup>^</sup>Extra charges apply. Subject to availability. \*Part-time hours which vary by location.



# Burley in Wharfedale

Relaxed living in a picturesque village



- |                                 |                        |                                             |
|---------------------------------|------------------------|---------------------------------------------|
| 1 Queens Hall                   | 6 Wharfedale Deli      | 12 St Mary's Parish Centre                  |
| 2 Hairdressers and beauty salon | 7 Library              | 13 Post Office & convenience store          |
| 3 Chemist/Pharmacy              | 8 Co-Op                | 14 Gift/bed/furniture shop                  |
| 4 Burley Dental Suite           | 9 Grange Park          | 15 Waste Not - wholefoods and refill centre |
| 5 Mark Spauls Butchers          | 10 Grange Park Surgery |                                             |
|                                 | 11 Railway Station     |                                             |



Nestled on the edge of the magnificent Yorkshire Dales, this village has much to offer. A friendly community. Outstanding natural beauty and good travel connections. Summer Manor is ideally placed to help you get the most out of this picturesque village and beautiful surrounding area.

In the village centre, you'll find a Co-op for your everyday essentials and a host of independent shops, from a family-run butchers and deli to a chemist and hairdresser. There's also a GP surgery, post office and a library. The village has a thriving café culture with a variety of venues for morning coffee or afternoon tea. There's a selection of restaurants and pubs too.

A short drive from the village, Otley hosts a popular farmers market once a month. Bettys Tea Room, in Ilkley, is also a renowned favourite.

## Live life your way

With a host of activities, you'll never be short of something to do. From art to Zumba, there's a wide range of regular activities on offer. There's a

community theatre group that puts on the annual panto in Queens Hall, and friendly bowls club at Grange Park. Every year there's a Christmas market and summer festival, with a scarecrow trail, classic car exhibition and various acts.

Ramblers will be spoilt for choice by the numerous walks and trails around the area. Further afield, you can enjoy a day's walking at the Fewston Reservoir, East Riddlesden Hall in Keighley, and the RHS gardens at Harlow Carr in Harrogate. The famous Ilkley Moor is a short drive away.

Buses from the village can take you to Otley and Ilkley, with onward connections to Harrogate and York. The train station is a short walk, linking you directly to Leeds or Bradford. For further travel, Leeds Bradford Airport is just 7 miles away.

## You'll be well looked after in Burley in Wharfedale

Designed with the over 60s in mind, Summer Manor is built to high standards and is an ideal place to live life your way.



# Designed

with you in mind

As you approach Summer Manor, you'll immediately appreciate the thoughtful features, blending traditional and modern design. The addition of white render and grey pitched roofing provide an overall clean and stylish look.

This thoughtful approach continues through into the stylish entrance, which offers a warm welcome to homeowners, friends and family members alike. From here you can walk further on to discover the social hub of the development, the communal lounge.

This elegant space is where our community can spend time together. From a catch-up over coffee in the morning to an evening gathering filled with fun and laughter.

There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

Step through the patio doors and you'll find yourself in a seating area with an eye-catching pergola — a wonderful spot for socialising or soaking up some sun during the warmer months.

From here you can walk to admire the gardens, which provide interest throughout the seasons. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues.

What's more, you don't even need to lift a trowel or wrestle with a lawnmower to keep the garden immaculate. We look after all the outside spaces for you.







# More for you

## Guest Suite<sup>^</sup>#

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

## House Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

## Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

## Parking<sup>#</sup>

Spaces are available for purchase.



# Made for living *your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Summer Manor is no exception.

Comprising 40 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

## We're here to help

When purchasing or renting your apartment at Summer Manor, we can help you every step of the way\*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



# Summer Manor

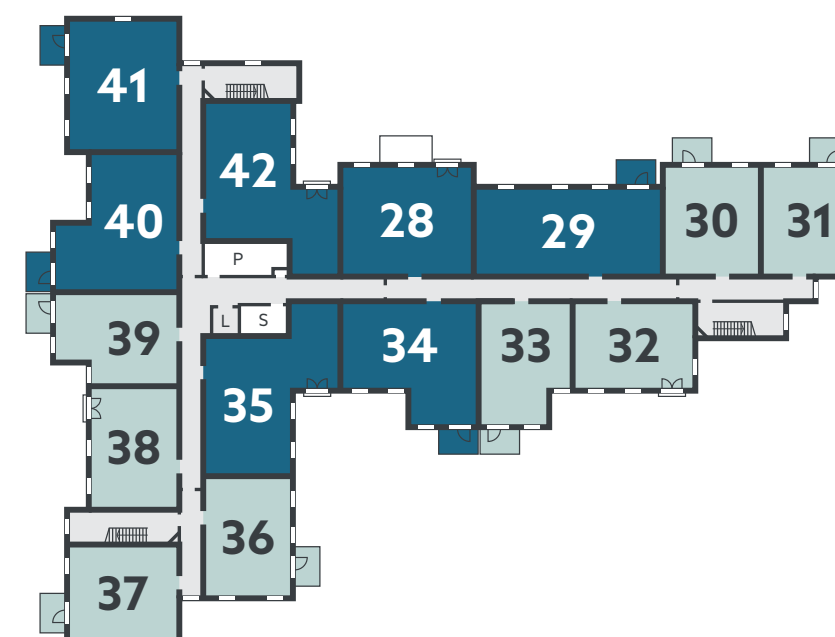
## Ground Floor



## First Floor



## Second Floor



- 1 bedroom apartment
- 2 bedroom apartment

- CS - Cycle Store
- GS - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging

- O - Office
- P - Plant Room
- R - Reception Lobby
- RR - Refuse & Recycling
- S - Store
- - Electric Vehicle Charging

Apartments are available to buy or rent. For the latest availability and prices, please ask your Sales Consultant or visit [mccarthystone.co.uk/summer-manor](https://mccarthystone.co.uk/summer-manor)



# Your new home

## in detail

### General

- Double glazing to all windows
- Balcony or patio to selected apartments.
- Shelf and fitted hanging rail to wardrobe in master bedrooms
- Television point in living room and bedrooms
- Sky/Sky Q connection point in living room\*
- NHBC 10-year warranty

### Kitchen

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Black Silgranit composite sink
- Lever mixer taps

### Heating and finishes

- Electric panel warmers
- Neutral décor
- White five-panel doors
- Chrome door furniture and fittings

### Shower room

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Additional WC in selected two-bedroom apartments
- Fixed mirror
- Shaver socket
- Heated towel warmer

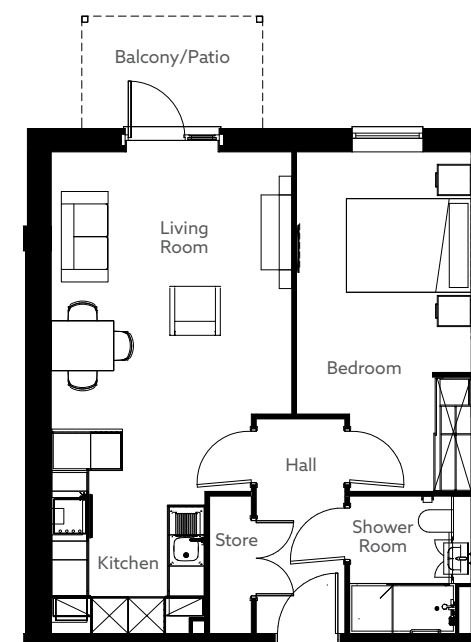
### Safety and security

- Door camera entry system which is linked to your own panel within the apartment.
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

## Typical apartment layouts

Approximate room sizes

### One Bedroom



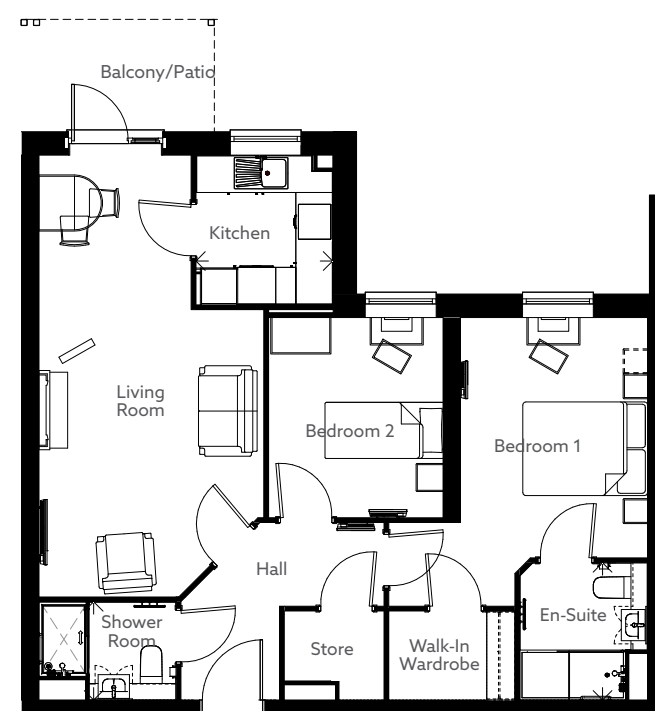
Living/Dining Room  
5441mm x 3853mm / 17'10" x 12'7"

Kitchen  
3230mm x 2460mm / 10'7" x 8'1"

Bedroom  
5441mm x 2800mm / 17'10" x 9'2"

Shower  
2200mm x 1950mm / 7'2" x 6'5"

### Two Bedroom



Living/Dining Room  
7073mm x 3604mm / 23'2" x 11'10"

Kitchen  
2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1  
3845mm x 3010mm / 12'7" x 9'10"

Bedroom 2  
3200mm x 2795mm / 10'6" x 9'2"

Shower  
1575mm x 2147mm / 5'2" x 7'1"



# The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Summer Manor and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

## Services covered include providing and maintaining:

- ▶ Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Summer Manor's web page.

## Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

**When you're ready to find out more, we will happily explain these charges in more detail.**



## Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit [mccarthystone.co.uk/summer-manor](https://mccarthystone.co.uk/summer-manor) to find out more about buying or renting one of our apartments.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

*McCarthy Stone Homeowner*



A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

July 2025

We subscribe to and comply with the Consumer Code



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

Protection for new-build home buyers



To find out more, scan the QR code  
call 0800 201 4106  
or visit [mccarthystone.co.uk/summer-manor](https://mccarthystone.co.uk/summer-manor)

Summer Manor, Summer Court,  
Burley in Wharfedale, West Yorkshire LS29 7NA

**McCarthy Stone**  
Retirement living *your way*

McCarthy & Stone Retirement Lifestyles Limited, 4th Floor,  
100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ.

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