



Thackrah Court Squirrel Way, Leeds LS17 8FQ

welcome to

Thackrah Court Squirrel Way, Leeds

A stylish & spacious top floor apartment located in the sought-after Thackrah Court, Shadwell. This property boasts two generously sized double bedrooms, a bright and airy lounge with balcony, a kitchen, and two shower rooms. Residents also enjoy access to beautifully maintained communal gardens.



Thackrah Court

Set in the highly desirable Shadwell Thackrah Court is a stunning Retirement Living Plus development consisting of 60 one and two bedroom apartments designed specifically for the over 70's.

Features include well-maintained landscaped gardens, an in-house restaurant serving meals daily and an on-site Estates Team who provide flexible care and support that's built around your individual needs if required.

Entrance Hall

With a useful storage cupboard housing a freezer (Included in the sale) and access to all rooms.

Lounge

24' 11" Max x 10' 11" Max (7.59m Max x 3.33m Max)

A spacious, bright and airy room having a feature electric fireplace and access to a balcony boasting stunning views.

Kitchen

9' 11" Max x 7' 9" Max (3.02m Max x 2.36m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor hood above and a tiled splashback. Integrated appliances include an oven, fridge freezer, washing machine and dishwasher.

Bedroom One

13' Max x 10' Max (3.96m Max x 3.05m Max)

A good size double bedroom with a large walk in wardrobe, space for free standing furniture and access to en suite facilities.

Ensuite Shower Room

With fully tiled walls, shower, wc and wash hand basin with storage below.

Bedroom Two

13' 4" Into recess x 9' 11" Into recess (4.06m Into recess x 3.02m Into recess)

A good size double bedroom with space for free standing furniture.

Shower Room

With fully tiled walls, shower, wc and wash hand basin with storage below.

Outside

Secure gated entrance, on site parking by arrangement and visitor parking. There is also access to well maintained landscaped communal gardens.



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Thackrah Court Squirrel Way, Leeds

- RETIREMENT LIVING PLUS FOR OVER 70'S
- SPACIOUS TWO BEDROOM TOP FLOOR APARTMENT
- TWO SHOWER ROOMS
- BALCONY BOASTING STUNNING VIEWS
- BEAUTIFUL COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 14400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT107287 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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