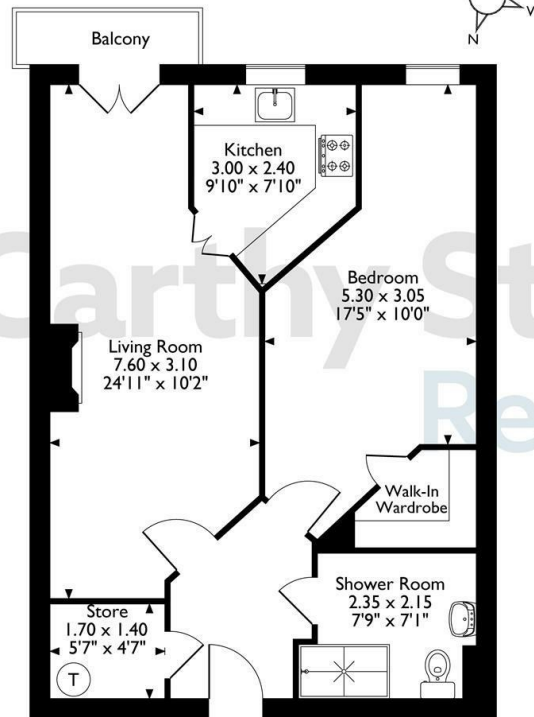
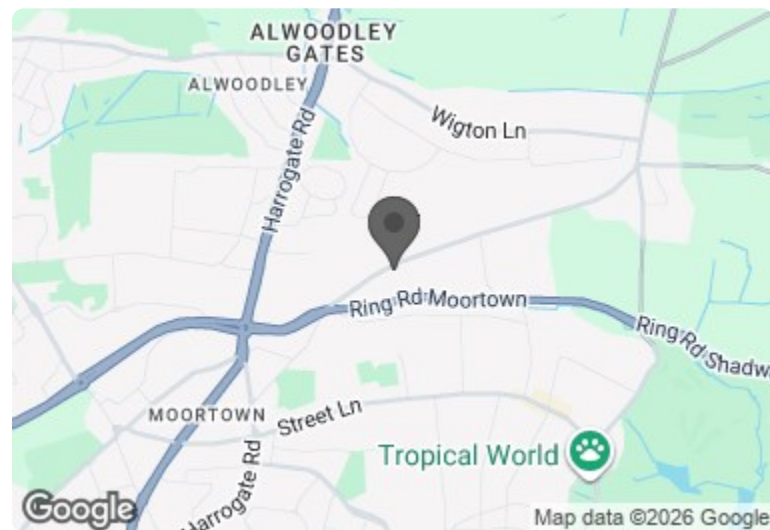


Thackrah Court, Apartment 59, 1, Squirrel Way, Leeds  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 72                      | 77        |
| (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 |           |

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.

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## 59 Thackrah Court

Squirrel Way, Leeds, LS17 8FQ

PRICE REDUCED



PRICE REDUCTION

Asking price £150,000 Leasehold

A beautifully presented SOUTH FACING one bedroom retirement apartment with a SPACIOUS BALCONY OVERLOOKING THE COMMUNAL GARDENS. One hour of domestic assistance included per week. Thackrah Court has an onsite restaurant serving delicious, hot meals daily.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Squirrel Way, Shadwell, Leeds

1 Bed | £150,000

PRICE  
REDUCED

## 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 60s. 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 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 on Shadwell Lane close to Shadwell village. And there are three golf courses slightly further afield (Brandon, Moor Allerton, Scarcroft).

Within a mile of the development is Moortown, which benefits from plenty of amenities, including cafes, a medical centre, banks, newsagent, bakers, pharmacist and even a Marks & Spencers Food Hall.

It is a condition of purchase that all residents must meet the age requirements of 70 years.

## 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 bedroom, living room and bathroom.

## Lounge

A bright and spacious living room benefiting from a South facing balcony,, overlooking the communal grounds. 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. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom

A well presented double bedroom, benefiting from a walk-in wardrobe with plenty of haging and storage space. Large double glazed window. 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

- Cleaning of communal windows
- Water rates for communal areas and apartments

- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £9673.48 for the financial year ending 30/09/2026.

## Leasehold information

Lease: 125 years from 1st Jan 2015

Ground rent £435 per annum

Ground rent review: 1st Jan 2029

## 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.

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

