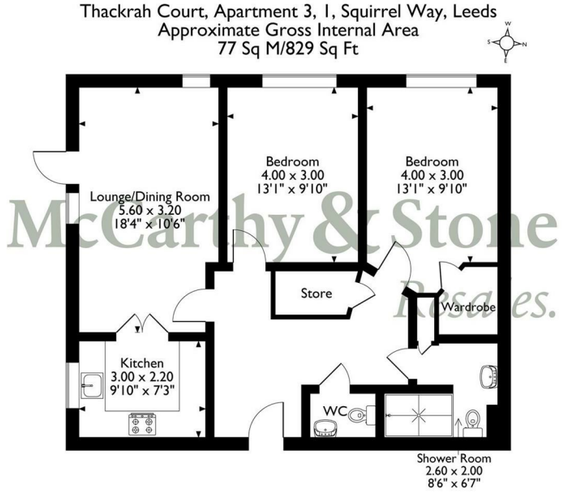
Excellent

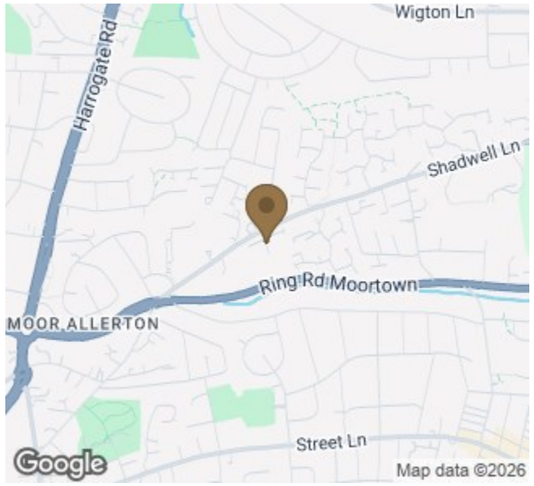
Trustpilot

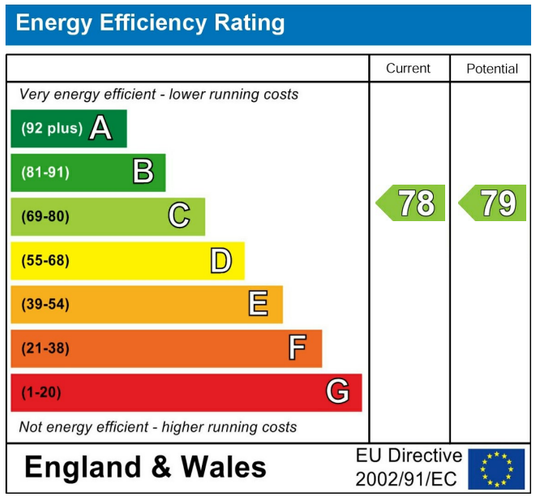
McCarthy & Stone
Resales.

Thackrah Court, Apartment 3, 1, Squirrel Way, Leeds
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8702812/DST.





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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

3 Thackrah Court

1 Squirrel Way, Leeds, LS17 8FQ

2 | 2 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 3 Thackrah Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £249,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A spacious, two-bedroom, ground-floor, corner apartment
- South-facing patio with communal garden access
- Bathroom and a separate WC
- Estate Manager and 24 hour on-site management
- Personal care packages available
- Table-service bistro & two coffee lounges with terraces
- Domestic assistance (1 hr per week included in service charges, additional hours by arrangement)
- Guest suite for family and friends to stay
- Part-exchange available
- Solicitor and removal quotes can be provided

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Thackrah Court, Leeds

2 | 2 | Asking price £249,000

Thackrah Court

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 on Shadwell Lane in a popular, green and affluent suburb of north east Leeds, West Yorkshire. It is conveniently located on a bus route with stops right outside. There is a medical centre and pharmacy just 400 metres away. Within a mile of the development are plenty of amenities including shops, banks, cafes, newsagents, vets, a post office and a Marks & Spencer Food Hall in Moortown. Nearby, there are three golf courses and a library.

Entrance Hall

Front door with letterbox and spy hole leads to the large, carpeted entrance hall. Situated in the hall are illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system. There is a walk-in storage cupboard housing the hot water system. From the hallway, doors lead to the lounge, bedrooms, bathroom and separate WC.

Lounge

A bright and airy double-aspect lounge with ample space for dining. A French door leads onto a secluded, south-facing patio area overlooking, and with ground-level access to, the beautifully-maintained communal gardens. Partially-glazed double doors lead into the separate kitchen. There are raised electric sockets, two ceiling lights, TV and telephone points, glazed shelves, an additional double-glazed window and a fitted carpet.

Kitchen

A good-sized, modern kitchen with a range of wood-effect wall and base cupboards/drawers, and a granite-effect roll worktop. The stainless steel sink with mono lever tap and drainer sits beneath an electronically-operated window with a southerly aspect. Appliances include a raised-level oven, ceramic hob with cooker hood over, integrated dishwasher, fridge and freezer. Finished with tiled flooring, tiled splashbacks, under-pelmet lighting, a central ceiling light and power sockets.

Bedroom One

A spacious and bright double bedroom with a westerly aspect and the benefit of a generous walk-in wardrobe housing shelves and hanging rails. There are raised electric sockets, a central ceiling light, TV and telephone points, emergency pull-cord and a double-glazed window overlooking the communal garden. Carpet throughout.

Bedroom Two

Another spacious and bright double bedroom, which could alternatively be used as a separate dining room or office. The carpeted room has raised electric sockets, a central ceiling light, double-glazed window with views over the communal garden, TV and telephone points and emergency pull-cord.

Bathroom

A fully-tiled wetroom with anti-slip flooring throughout and suite comprising of level access shower with adjustable showerhead over, handrails and glass screen, a WC, vanity unit with wash basin and mirror above with light and shaver socket, electric-heated towel rail, shelving unit, extractor fan and emergency pull-cord. Additionally, a large storage cupboard with shelves.

Service Charge Covers

- Estate Manager
- CQC registered care staff on-site 24 hours a day
- One hour of domestic support per week
- Running of the on-site restaurant
- Buildings insurance
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Cleaning of external apartment windows and communal windows
- Repair and maintenance to interior and exterior communal areas
- Upkeep of gardens and grounds
- Contingency fund including internal and external redecoration of communal areas.

Additional personal care and support available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

To find out more about service charges, please contact your Property Consultant or the Estate Manager.

Annual Service Charge: £13,616.24 for the financial year ending 30/09/2027.

Car Parking Permit Scheme

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 Information

Lease: 125 years from 2015
Ground rent: £510 per annum
Ground rent review: 1st Jan 2029
Managed by: YourLife Management Services

Additional Information and Services

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