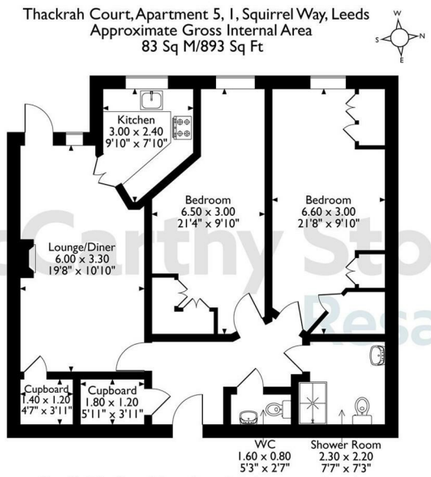
Excellent

Trustpilot

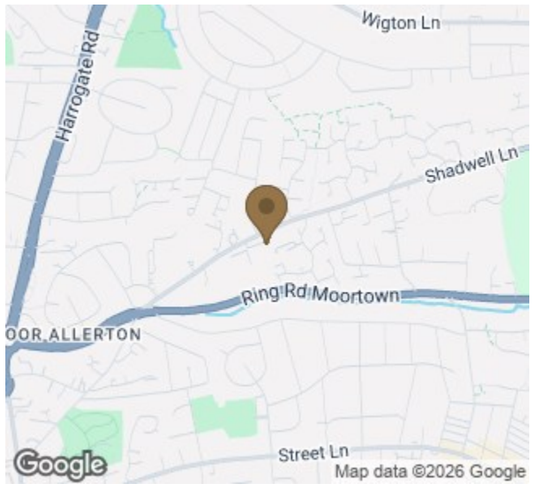
McCarthy & Stone
Resales.

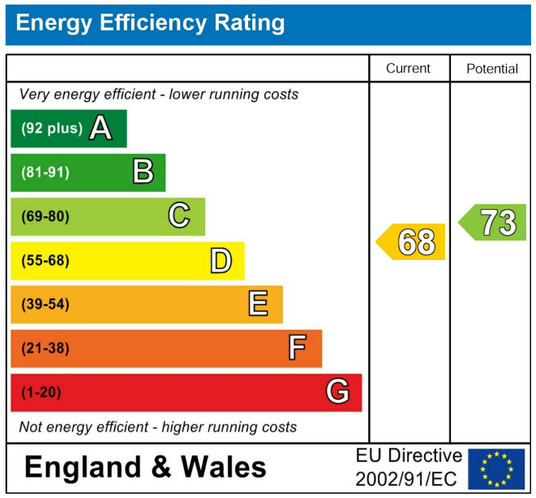
Thackrah Court, Apartment 5, 1, Squirrel Way, Leeds
Approximate Gross Internal Area
83 Sq M/893 Sq Ft



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8693095/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







5 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 5 Thackrah Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £260,000
Leasehold

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

Why you'll love living here:

- Spacious two bedroom, two bathroom apartment
- Ground floor with a patio
- Estate Manager and 24 hour on-site management
- Personal care packages available
- Guest suite
- Table serviced bistro & coffee lounge with terrace
- Domestic assistance (1 hr per week included in service charges, additional hours by arrangement)
- Part-exchange available
- Solicitor and removal quotes can be provided
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

5 Thackrah Court, Leeds

2 | 2 | Asking price £260,000

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 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 facilities within 1 mile of Thackrah Court in Moortown, including a medical centre, banks, newsagent, bakers, pharmacist and a Marks & Spencers Food Hall supermarket.

Entrance Hall
Front door with spy hole leads to the large 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 two storage cupboards, one of which is a sizable storage cupboard that houses the hot water system.
From the hallway doors lead to the lounge, bedrooms and bathroom and separate WC.

Lounge
A bright and airy south-west facing lounge with the benefit of a double glazed door that leads to a peaceful patio area giving direct access to the communal gardens. The room has space for dining and an electric fire with stone effect surround which creates an attractive focal point. There are raised electric sockets, two ceiling lights, TV and telephone points and a useful storage cupboard. Partially glazed doors lead into the separate kitchen.

Kitchen
Well equipped modern kitchen with tiled floor splash-backs and a range of wall and base level units and drawers with a granite effect roll top work surface incorporating the integral sink and mono lever tap, drainer sits beneath a window which overlooks the communal gardens. Appliances include a raised level oven, ceramic hob with cooker hood over, integral fridge and freezer. Under pelmet lighting and a central ceiling light.

Bedroom One
A spacious and bright double bedroom with the benefit of a generous walk-in wardrobe housing shelving and hanging rails and carpet. There are superior fitted wardrobes and drawer units, raised electric sockets, two feature ceiling light fixtures, TV and telephone points, emergency pull-cord and tall window with views over the gardens.

Bedroom Two
Another spacious and bright double bedroom, which could alternatively be used as a separate dining room or office. There are superior quality fitted wardrobes, raised electric sockets, two feature ceiling light fixtures, tall double glazed window with views over the field, TV and telephone points and emergency pull-cord.

Full wetroom
Fully tiled wetroom with anti-slip flooring throughout and suite comprising of level access shower with adjustable showerhead over, hand rails and shower curtain. Additional separate WC and wash hand basin with mirror above with light and shaver socket, electric heated towel rail, extractor fan and emergency pull-cord.

Service Charge
- Estate Manager
- CQC registered care staff on-site 24 hours a day
- 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.

One hour of domestic support per week is included in the service charge at Thackrah Court, with 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 1st Jan 2015
Ground rent: £495 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

Moving Made Easy
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.

• 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.













