



Thackrah Court Squirrel Way, Leeds LS17 8FQ

welcome to

Thackrah Court Squirrel Way, Leeds

A **STYLISH** and **SPACIOUS** ground-floor apartment located in the sought-after Thackrah Court, SHADWELL. This property boasts **TWO** generously sized **DOUBLE** bedrooms, a bright and airy lounge, a contemporary kitchen, and shower room. Residents also enjoy access to beautifully maintained communal gardens.



Thackrah Court

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 70s. 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 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 shopping facilities within 1 miles of Thackrah Court, along Harrogate Road in Moortown which includes banks, a Newsagent, bakers, pharmacist and a Marks & Spencers Food Hall Supermarket.

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

Included In The Service Charge

Estate Manager who ensures the development runs smoothly
CQC Registered care staff on-site 24/7 for your peace of mind
1 hour cleaning / domestic assistance per week, per apartment
24hr emergency call system
Monitored fire alarms and door camera entry security systems
Maintaining lifts
Heating and lighting in communal areas
The running costs of the onsite restaurant
Cleaning of communal areas daily
Cleaning of windows
Maintenance of the landscaped gardens and grounds
Repairs & maintenance to the interior communal

areas

Contingency fund including internal and external redecoration of communal areas
Buildings insurance, water and sewerage rates

Entrance Hall

With a storage cupboard and access to all rooms.

Lounge

20' 2" Max x 7' 2" Max (6.15m Max x 2.18m Max)
A spacious, bright and airy room with a marble feature fireplace with electric fire, a storage cupboard and door giving access to a private patio area.

Kitchen

11' 9" Max x 7' 8" Max (3.58m Max x 2.34m Max)
A well appointed kitchen offering a range of wall and base units with upgraded Corian worktops incorporating an integral sink and drainer and electric hob with extractor fan above. Integrated appliances include an oven and fridge freezer.

Bedroom One

20' 6" Max x 10' Max (6.25m Max x 3.05m Max)
A generous double bedroom benefiting from ample superior fitted wardrobes with shelving and a window overlooking the communal gardens.

Bedroom Two

20' 7" Max x 10' 1" Max (6.27m Max x 3.07m Max)
A second generous double bedroom with superior fitted wardrobes and a window overlooking the gardens.

Shower Room

Fully tiled and fitted with a shower, wc and wash hand basin with storage below.

Wc

Part tiled with a wc and wash hand basin.

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 GROUND FLOOR APARTMENT
- BEAUTIFUL COMMUNAL GARDENS
- 24 HOUR ON-SITE MANAGEMENT
- PRIVATE PATIO AREA

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 11996.64

Ground Rent: 510.00

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.

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT107224 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



williamhbrown.co.uk