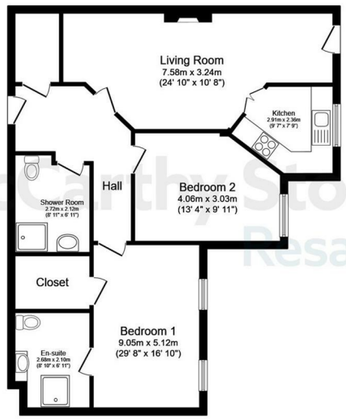
Excellent

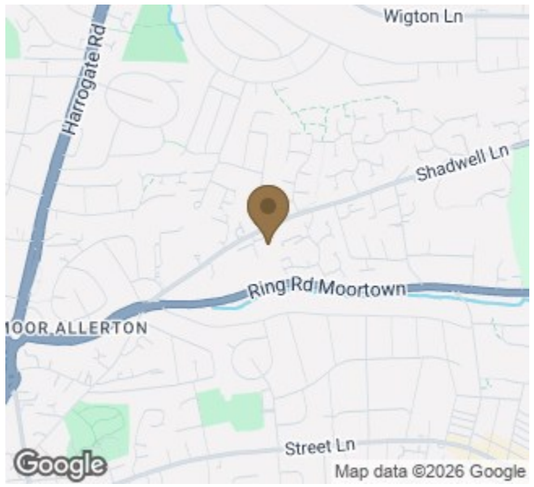
Trustpilot

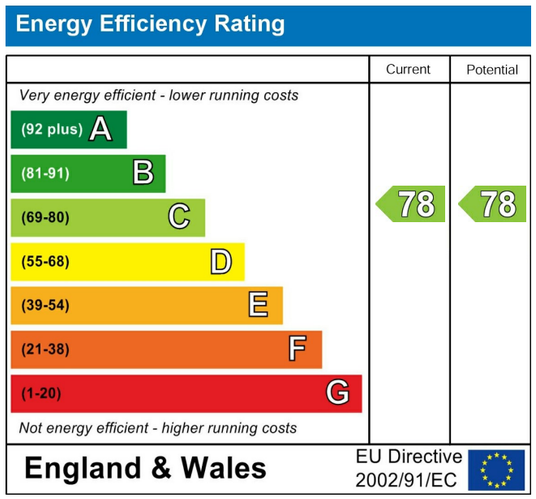
McCarthy & Stone
Resales.



Total floor area 76.5 sq.m. (823 sq.ft.) approx

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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







61 Thackrah Court

1 Squirrel Way, Leeds, LS17 8FQ

2 | 1 | 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 61 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:

- Second floor apartment
- SOUTH FACING apartment with a balcony overlooking the communal grounds.
- Estate Manager and 24 hour on-site management
- Personal care packages available
- Guest suite for family and friends
- 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 quotes can be provided
- Removal quotes can be provided

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

61 Thackrah Court, Leeds

2 | 1 | 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. A sizable storage cupboard that houses the hot water system. From the hallway doors lead to the lounge, bedrooms and two wet rooms.

Lounge
A bright and airy lounge with the benefit of French doors opening onto a walk-out balcony, which overlooks the communal grounds. 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. 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 roll top work surface. The Stainless steel sink with 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. Plumbing for a dishwasher and washing machine.

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 raised electric sockets, a central ceiling light, TV and telephone points, emergency pull-cord and tall window with views over the field. Separate door leads to an en-suite wet room.

Bedroom Two
Another spacious and bright double bedroom, which could alternatively be used as a separate dining room or office. There are raised electric sockets, a central ceiling light, 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. WC, vanity unit with wash basin and 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.

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

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

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 2030
Managed by: YourLife Management Services

Additional Information and Services
- 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.













