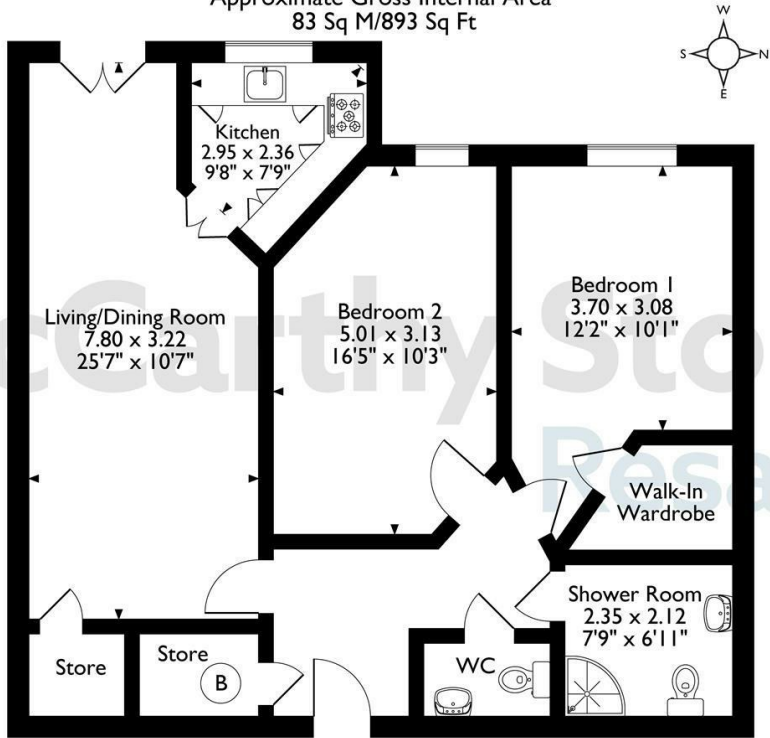


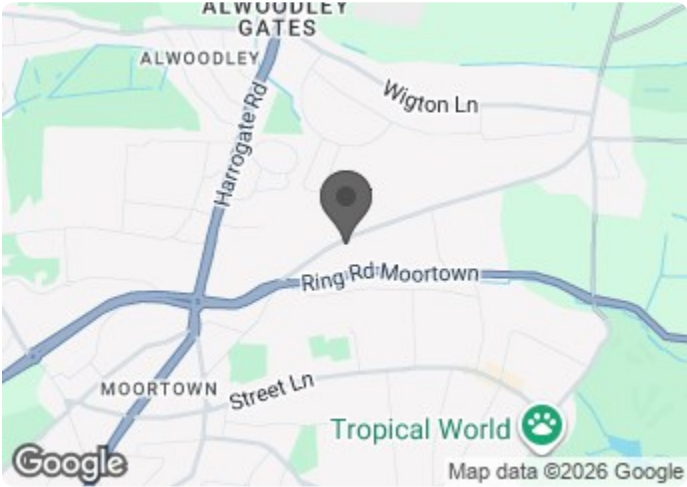
Thackrah Court, Apartment 14, 1, Squirrel Way, Leeds, West Yorkshire
Approximate Gross Internal Area
83 Sq M/893 Sq Ft



Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

14 Thackrah Court

Squirrel Way, Leeds, LS17 8FQ



Asking price £235,000 Leasehold

A BRIGHT and sunny, two bedroom, GROUND FLOOR apartment with JULIET BALCONY OVERLOOKING COMMUNAL PLAYING FIELDS. Situated within a MCCARTHY STONE Retirement Living Plus development with an ON-SITE RESTURANT/BISTRO, ESTATE MANAGER and CQC registered CARE STAFF on-site 24 hours a day.

Call us on 0345 556 4104 to find out more.

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Squirrel Way, Shadwell, Leeds

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 70s. There is a 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 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 mile 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.

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 bedrooms, living room and bathroom.

Living Room

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric

power sockets. A walk in storage cupboard with shelves. Partially double glazed doors lead to 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 One

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

WC

WC, vanity unit with sink and mirror above.

Bedroom Two

Spacious second bedroom. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of shower cubicle, WC, wall heater, vanity unit with sink and mirror above.

Service Charge

- Estate Management
- One hour of domestic support per week
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment exterior window cleaning
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund inc. internal/external decoration of communal areas

2 bed | £235,000

- Buildings insurance
- Intruder alarm system
- CQC registered care staff on-site 24-hours a day
- Bespoke personal care and support is available. This can be from as little as 15 minutes per session.

The Service charge does not cover Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Annual Service Charge: £12,900.80 for the financial year ending 30/09/2026.

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 Estate Manager on site for availability.

Lease Information

Length: 125 year from 1st Jan 2014
Ground rent: £510 per annum
Ground rent review: 1st Jan 2029

Additional Information & 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.

