Excellent

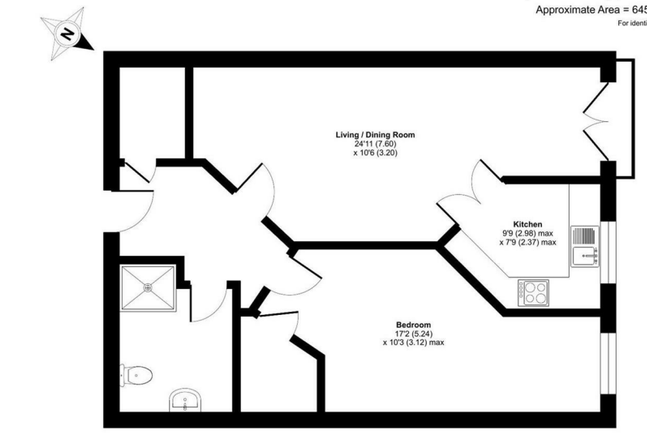
Trustpilot

McCarthy & Stone
Resales.

Squirrel Way, Leeds, LS17

Approximate Area = 645 sq ft / 59.9 sq m

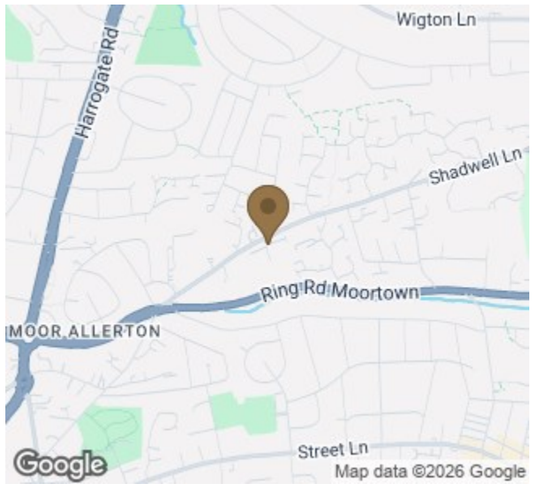
For identification only - Not to scale



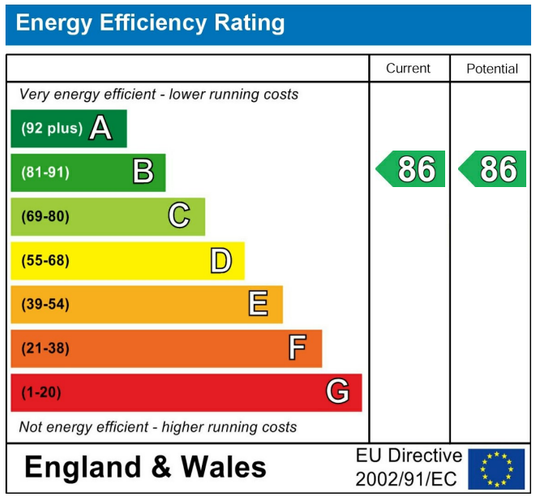
SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © Cotality U.K. Limited 2026. Produced for McCarthy & Stone Management Services. REF: 1539486

McCarthy & Stone
Resales.



Energy Efficiency Rating



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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







55 Thackrah Court

Squirrel Way, Leeds, LS17 8FQ

1 1 Council Tax Band: D

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

Asking price £95,000
Leasehold

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

Why you'll love living here:

- Juliet balcony in the living room
- Modern fitted kitchen
- Spacious double bedrom
- Contempory shower room
- Social Homeowners' lounge
- Table serviced bistro & coffee lounge with terrace
- Stunning landscaped garden with sitting area
- Guest suite for visiting family & friends
- 24/7 on-site support
- Weekly domestic support included

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

55 Thackrah Court, Leeds

1 | 1 | Asking price £95,000

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 Estate 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 Estate 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.

Apartment Overview

A beautifully presented one-bedroom retirement apartment situated on the second floor, offering bright and well-proportioned accommodation throughout. The generous living room features a Juliet balcony and offers ample space for relaxing. A partially glazed door leads through to the kitchen, which is fully tiled and fitted with a stainless steel sink and lever tap, a built-in oven, a ceramic hob with an extractor hood, and an integrated fridge and freezer. Under-pelmet lighting complements the space. The bedroom benefits from a walk-in wardrobe, providing useful storage. Completing the apartment is a fully tiled shower room with a walk-in shower, handrails, WC and a vanity unit with a wash basin and mirror above. A large walk-in storage cupboard is also conveniently located off the entrance hall. The apartment has been newly decorated and carpeted.

Care & Support

Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Thackrah Court we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:
• General cleaning or changing the bed
• Meal planning and preparation
• Bathing, showering and continence support
• Help with medication
• Shaving and grooming/hair and makeup
• Personal shopping and dog walking

The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Thackrah Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens

Thackrah Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Thackrah Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Thackrah Court on a regular basis and always happy to welcome new clients.

Car Parking (Permit Scheme)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.

Additional Information

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge (RLP)

What your service charge pays for:

• 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service charge £10,190.73 for the financial year ending 30th Sep 2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease information

Lease: 125 years from 1st Jan 2014
Ground rent £435 per annum
Ground rent review: 1st Jan 2029

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.













