



FLASH FOR CASH

INTERIOR DESIGNER, PROPERTY GURU AND CITY DWELLER MAGAZINE COLUMNIST CHRISTINE YORATH IS HERE TO TELL YOU HOW YOU CAN GET MORE, FOR LESS!



Luxury - 'Something that is considered an indulgence rather than a necessity!'

Not many people can spend without concern on their homes but there are ways you can give yourself a little bit of luxury without breaking the bank.

Sometimes it is a bit of the latest technology or it may be to do with style and comfort or just having that little bit of a treat.

Here are a few ideas which aren't

hugely expensive but which are just a little less 'run of the mill' for your home.

Built in bathroom TVs have come down in price enormously over the last few years but they are still a talking point and add a bit of wow to any bathroom. I have specified these in a number of properties over the last few years and when I added them to all the bathrooms in Biba House, York in 2015 they always drew favourable comments from prospective buyers.

Another little bathroom extra I add when I am building is a PIR sensor light to bathrooms (no more groping for the light switch if you get up to spend a penny in the night) to give a gentle floor wash of illumination. It just makes sense that if you need a light on to use a room you may as well have it come on automatically! It's an economical addition for rooms without natural daylight too.

If you are adding plaster coving to a room not only does it add a feeling of quality and luxury, it can also disguise the curtain track and become a great design

feature. Adding a fused spur to accommodate an electric curtain track is yet another convenient luxury as well as being good for security when a timer feature is added.

When furnishing a bedroom, how often is the bed base overlooked? Usually in a check fabric or a pale brocade, the fabric is rarely part of the rooms décor and when the sheets and bed covers are on, the bed base is often at least partly exposed or the alternative... the dreaded "frilled valance" is used! Having the bed base upholstered to match the room's décor is simple and adds a great feeling of luxury and a feeling of attention to detail.

The majority of walls in homes are painted or wall papered

but adding padded panels to walls not only gives a feeling of immediate luxury and glamour but is fantastic for the acoustics, it's a trick I frequently use in home cinemas and recreation rooms.

Staircase lighting is another idea you can bring in to your own home without a great cost but with a noticeable and often striking effect. The light fittings are sometimes installed into the string of the staircase (the wooden skirting up the stairs) but they are just as effective set in to the wall, and floor lights are also a lovely "added extra".

For more advice go to www.christineyorath.com or get in touch by emailing christine@yorathgroup.com or ringing 07836 737300.

