



GIVING YOUR HOME A FACE LIFT

PROPERTY GURU AND CITY DWELLER MAGAZINE COLUMNIST CHRISTINE YORATH DISCUSSES REDESIGNING YOUR HOUSE TO ENHANCE IT'S VALUE



I have noticed an increase in the number of enquiries I receive from clients who are seeking the services of a designer to enhance the value of their property ahead of selling it.

I am always happy to consider these types of assignment and occasionally the home owner sees their current property in a different light and postpones a move.

Its usually back to basics before

any design work begins. A deep clean especially of items that have seen better days but which aren't being replaced including upholstery and carpets if possible and that should follow a de-clutter which is exactly what it says!

Failed light bulbs should be replaced and even some light fittings and lamps might be an inexpensive way of having a face lift.

The cost of fully redecorating might be worthwhile if the cost can be recouped in the sale price and if budget constraints apply maybe paint the entrance door and fit top quality new door furniture to create a good first impression.

Once you're inside the entrance hall should be free of coats, shoes, clutter and so on. It should feel welcoming and warm and a taster of what's to come. Many city centre apartments have brown/orange flush doors both at

the entrance and inside the apartment. I designed a door for a development I worked on in YORK and I liked it so much I decided to try a version on an apartment refurb in Leeds where I had the doors panelled and spray painted and new hinges and door furniture fitted resulting on the doors probably being the most frequently admired element of the scheme.

Decorating needn't mean a quick coat of magnolia! There are such fabulous papers around which can transform a space and whilst there are some we use which retail at around £300 per roll there's a great selection of stunning papers at a fraction of the price and maybe used on a whole area or just a single wall.

Time then to consider "flash for cash" it may be a single, gorgeous well selected item such as a large mirror or a flamboyant flower arrangement and remember a vase of flowers on a console table looks twice as big if there's a mirror behind it.

The easy way to know how far to go in trying to maximise the sale value of your home is to ask yourself " what would appeal to me about this house and if you hit a lot of negatives its time to take action, and who knows you might end up staying.

*Till Next Time,
Christine*

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

