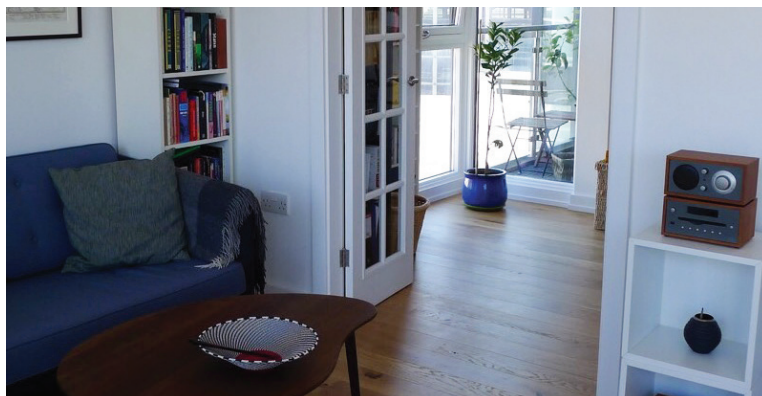


BEFORE



AFTER



HAPPY HOME IMPROVING

INTERIOR DESIGNER, PROPERTY GURU AND CITY DWELLER MAGAZINE COLUMNIST CHRISTINE YORATH TELLS US HOW YOU CAN ADD VALUE TO YOUR HOME



When I write this column I always feel I am speaking to 'City Dwellers' which in Leeds usually means people who live in one of our many apartment developments.

Every one is likely to be owned by a landlord or an owner occupier, and at any time a number of apartments are for sale and human nature makes

us usually want to achieve the best possible return on investment.

Many of the Leeds centre apartments were built 10 to 20 years ago and are now looking tired so its time to refresh them and if that means enhancing desirability for the sales market then a small outlay can reap a big reward.

One Leeds landlord recently decided to sell a Clarence Dock apartment and had it valued at £180k but after deciding on new kitchen fronts and some appliances and a full redecorate we were asked to spend no more than £1000 on dressing the flat.

Within a week we regouted and resiliconed the bathrooms, added bedding, lamps, a large shaggy rug, terrace furniture and art work. The total spend was under £5k and a sale price of £198k

was quickly achieved. The landlord not only benefitted financially but was delighted that the new images on Rightmove made the property stand out and generated lots of viewings in a short time.

It may seem obvious but attending to broken or damaged items before offering a property for sale is worthwhile but looking through the sales portals it is easy to see the homes which look inviting and they are always, clean and tidy and well presented.

Changing the lamps in downlighters to coloured ones can immediately make the entrance hall seem more inviting and minimising the impact of the yellow toned woods so favoured by developers a few years ago will give instant appeal. We recently upgraded another Clarence dock apartment

for its new owners who were academics wanting French doors installing between one of the bedrooms and the lounge to create a library/office and changing the flooring and painting the doors and window frames white gave a dramatic new look to a tired apartment.

If you don't have time to do the work yourself there are some excellent trades people around to progress things quickly and a small outlay now can bring great results.

Happy home improving!

*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.