



PROPERTY GURU AND CITY DWELLER MAGAZINE COLUMNIST CHRISTINE YORATH GIVE SOME HELPFUL TIPS ON PREPARING YOUR PROPERTY FOR SALE OR RENTAL

Whether you are preparing your house or apartment for sale or rental there are some basics which will help to enhance the saleability or the rentability of your home.

The first rule must be to de-clutter. You might even surprise yourself by seeing how much space you have once you have moved bulky coats, sports bags and piles of papers and so on that are around your home.

Put yourself in the position of the prospective buyer or tenant whose first impression you want to be of spaciousness.

Are there any small repairs which will make a big difference that you could get on with? Loose door handles need the screws tightening and chipped paint should be touched up.

It should then go without

saying that a really deep clean will make a world of difference. This should include hidden areas like behind the sofa and inside cupboards and especially any glass whether it's windows or a coffee table.

Once you have de-cluttered and cleaned a good tidy up of everything which remains on show is next, plump up the cushions and straighten all the bedding and display any toiletries which remain on show in an attractive way.

Don't overlook what is known as kerbside appeal so whether it's the entrance door to an apartment or the front garden of the house this is where the first impression begins. I have seen properties with the Christmas holly wreath still in place in March and hanging baskets of dead weeds!

Finally don't forget all the age-old tricks of things like

fragranced candles and fresh flowers in clean water.

Once you have followed these few simple rules take a good look around and pretend you are the prospective tenant or buyer and ask yourself is there anything else you would be noticing in a negative way and get rid of it if you can!

Good luck at finding a tenant or buyer who will appreciate all your efforts with a quick and positive decision!

*Best Wishes,
Christine*

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

