



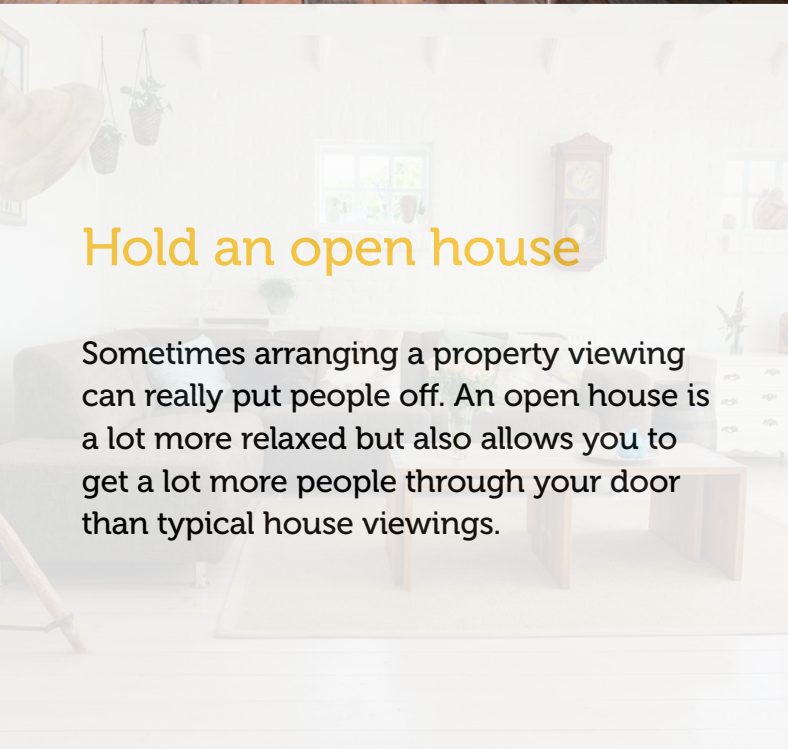
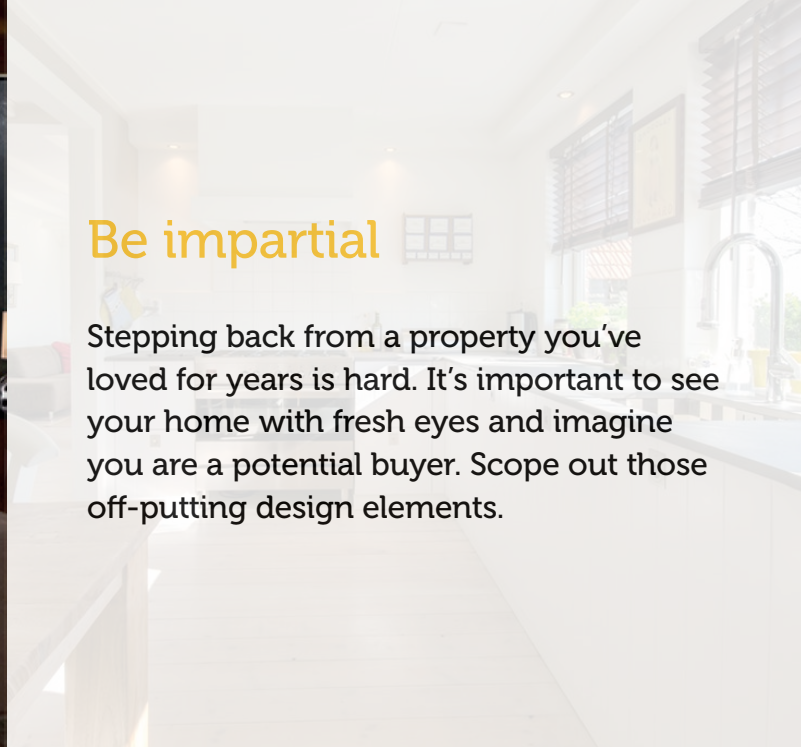
# The Ultimate Guide to Selling your Home

We've put together everything you need to sell your property quicker and for more money.  
There should be no reason for a potential buyer to walk into your home and not love it!



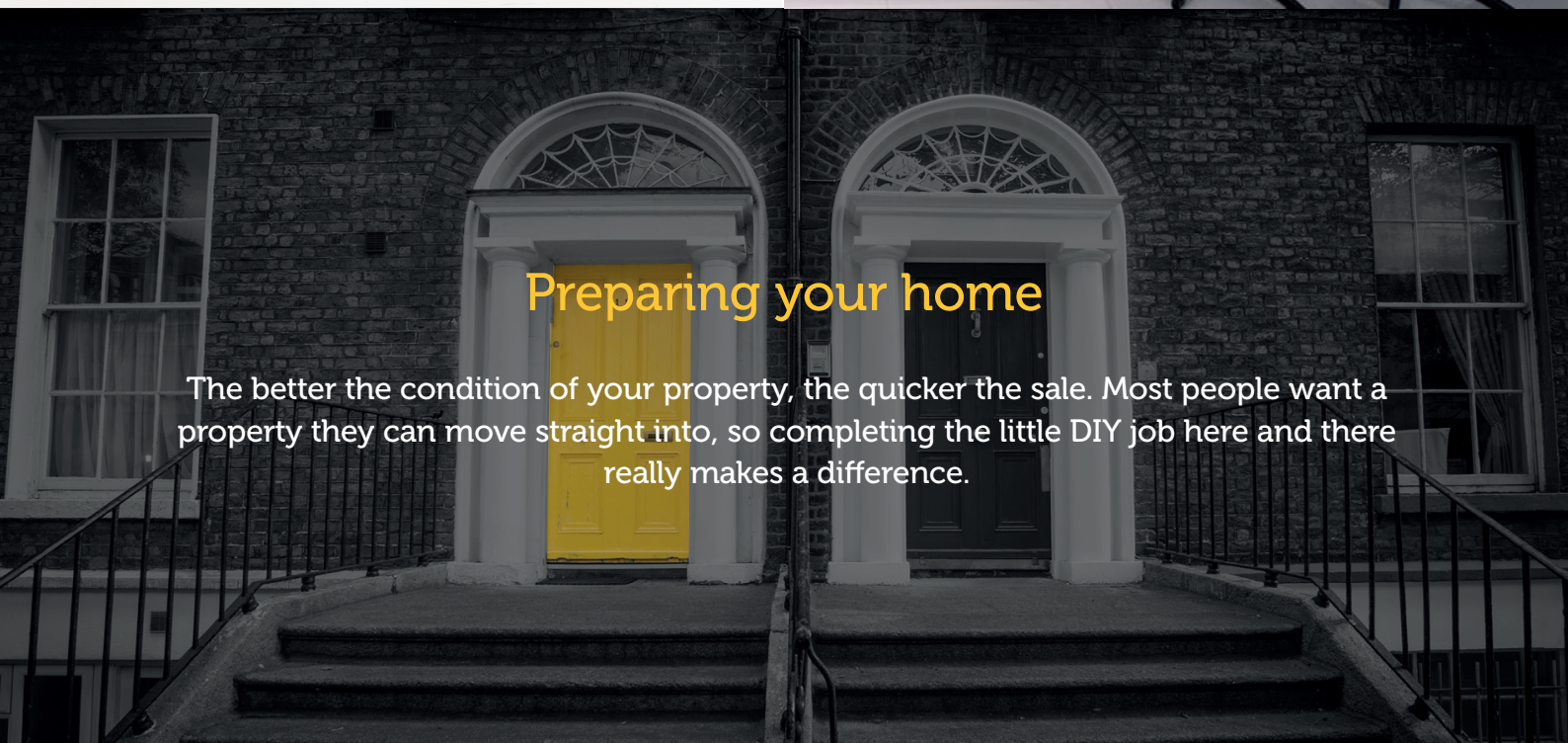
## Be impartial

Stepping back from a property you've loved for years is hard. It's important to see your home with fresh eyes and imagine you are a potential buyer. Scope out those off-putting design elements.



## Hold an open house

Sometimes arranging a property viewing can really put people off. An open house is a lot more relaxed but also allows you to get a lot more people through your door than typical house viewings.



## Preparing your home

The better the condition of your property, the quicker the sale. Most people want a property they can move straight into, so completing the little DIY job here and there really makes a difference.



## Professional photographs

High quality pictures that truly reflect your home always sell properties quicker. Potential buyers already know what they're expecting to see, so are already closer to completing a sale when they come for a viewing.



## Know your buyer

Consider who is the target buyer for your home and adapt your property to suit their needs and taste. A family home needs to emphasize floor space and practical storage, whereas a city apartment should be sleek and professional.



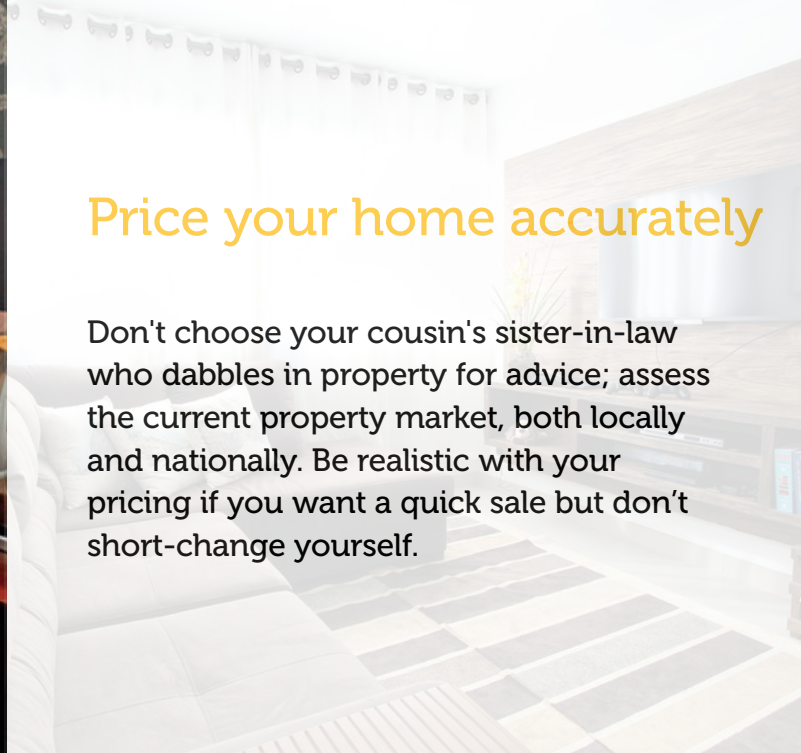
## Style your home

Create a warm and friendly atmosphere and stage your home purely to sell. People want to see themselves in your property, so declutter the dining room and depersonalise the décor. It honestly makes such a difference.



## Price your home accurately

Don't choose your cousin's sister-in-law who dabbles in property for advice; assess the current property market, both locally and nationally. Be realistic with your pricing if you want a quick sale but don't short-change yourself.



## Assisted viewings

Assisted viewings make all the difference. An estate agent knows exactly what to talk about and features to highlight, after all it's our job to know what things to say. Plus, we are also effective at answering those tricky questions about the noisy neighbours etc.



## Have your paperwork ready

Not having important pieces of paperwork ready can delay the sale of any property. Gather your mortgage information, copy of sales agreement, survey reports and all necessary paperwork as soon as possible.





# Ready to sell?

If you would like more information on how FSL can help to sell your house, please contact us today and one of our friendly team will be in touch.



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