

THE FASTEST WAY FROM FOR SALE TO SOLD



WELCOME TO PARKLANE THE HOME OF URBAN LIVING

Our number one aim is to get you from for sale to sold in the shortest possible time, whilst gaining you the most bang for your buck.



5 STEPS TO A SWIFT SALE



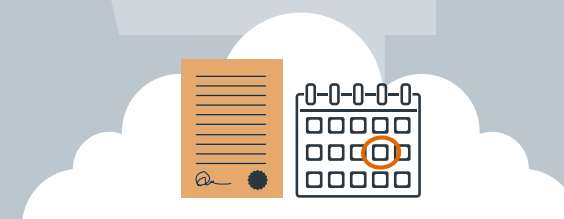
Valuation



Marketing



Presentation



Receive and
agree an offer



Exchange and
complete



Valuation 1

PUTTING OUR KNOWLEDGE TO WORK

We have fantastic local knowledge! One of our property experts will value your house and talk you through the selling process.

We cover all areas in and around Leeds including the city centre, Headingley and North Leeds.

We have some of the most competitive fees on the market and operate on a NO SALE-NO FEE basis, you only pay for results.



Over the last year, every property we have sold has gone within **5%** of its asking price.



“

“Owning a home is a keystone of wealth - both financial affluence and emotional security.”

Suze Orman

”

Marketing 2



GETTING THE RIGHT PEOPLE THROUGH THE DOOR

We promise to put your property online within 24 hours* of choosing us. We'll show you how to make your property as attractive as possible, create colour floor plans and advise you on any legal requirements, including EPC ratings.

Not only are we one of the most well-known estate agents in Leeds (our website has over 11,000 visits a month) we also advertise on Zoopla and Rightmove, with a list of buyers ready and waiting for properties to come on the market.

We open 6 days a week and offer accompanied weekend and evening viewings to suit you.

*On return of TOB's and ID/mis description form, your property will be online within 24 hours

What is an EPC rating?

EPCs* tell you how energy efficient your home is and gives it a rating from A (very efficient) to G (inefficient). EPCs let the person who is buying your home know how costly it will be to heat and light, and what its carbon dioxide emissions are likely to be.

*EPCs are a legal requirement



3 Presentation

OUR TOP TIPS ON HOW TO SELL YOUR HOME



First impressions count, make presentation of your property a top priority, helping you to achieve a higher selling price and a quicker sale. Follow our top tips...

Kerb appeal

Make sure your property looks as attractive as possible from the outside. Cut the grass and put the bins away! Time to get green fingered.

Go light and bright

To make spaces seem bigger and brighter.

From rugs to riches

Professionally cleaned carpets can make a big difference.

Keep it clean

A clean home sells better, make sure you Hoover, put away any clutter and wash your windows.

Light the way

The brighter your home, the more spacious it will seem. Put on those lamps and draw back those curtains.

Smells like a sale

Aromas invoke the senses. Grab a scented plug in or candle, or even bake a loaf of bread to make your property extra homely.

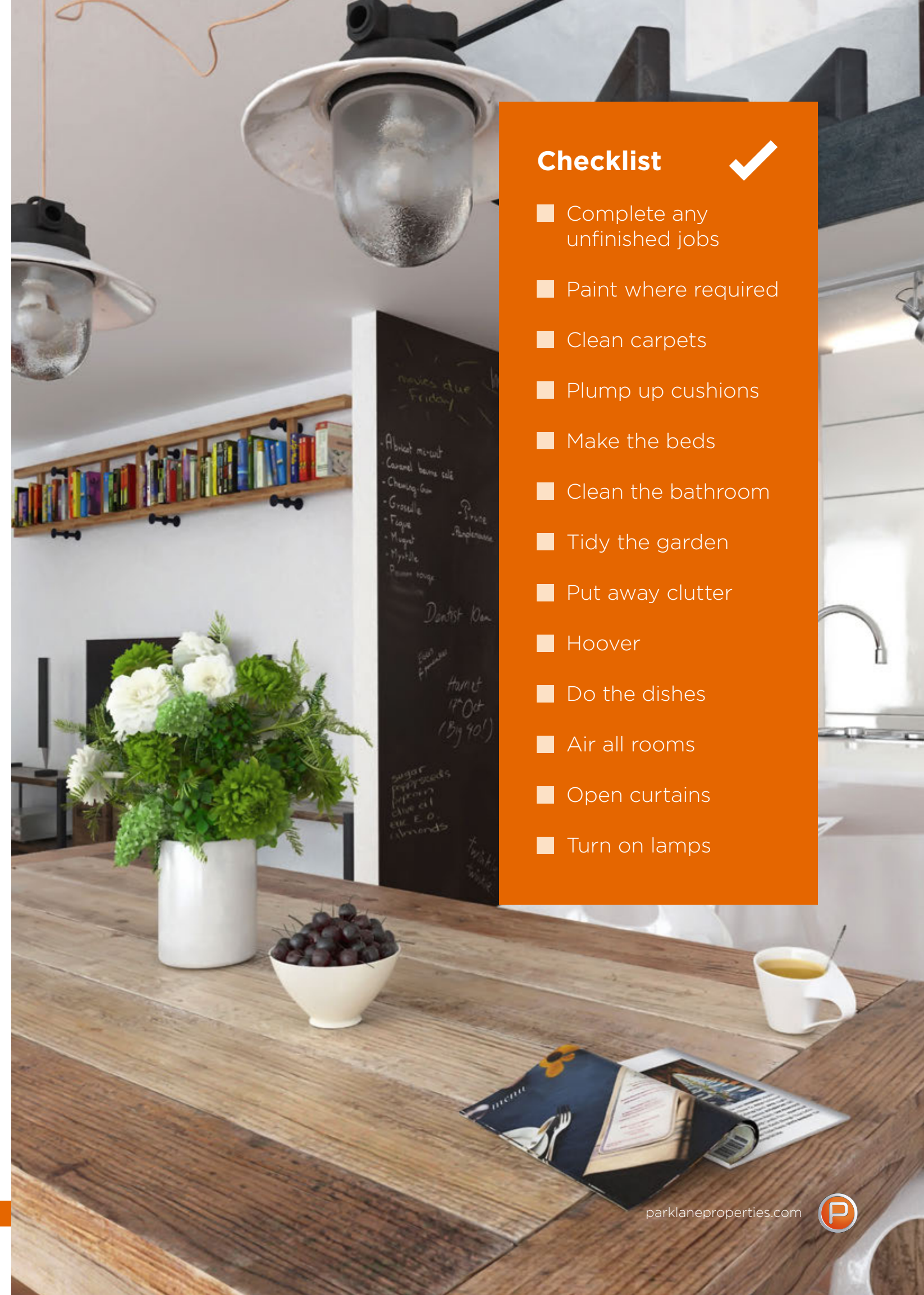
Unfinished business

We all have those little jobs we've been meaning to do. Don't delay and get them fixed in time for your viewings.

Checklist



- Complete any unfinished jobs
- Paint where required
- Clean carpets
- Plump up cushions
- Make the beds
- Clean the bathroom
- Tidy the garden
- Put away clutter
- Hoover
- Do the dishes
- Air all rooms
- Open curtains
- Turn on lamps



“

Where we love is home - home that our feet may leave, but not our hearts.

Oliver Wendell Holmes, Sr.

”

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Receiving & agreeing an offer

GETTING DOWN TO THE NITTY GRITTY

Receiving an offer

We'll let you know as soon as you receive an offer and make sure your buyer is suitable, confirming they have a mortgage in principle and are able to progress to the next stage.

Agreeing an offer

We're dedicated to progressing your sale and will liaise with your buyer to get the best price for your property.

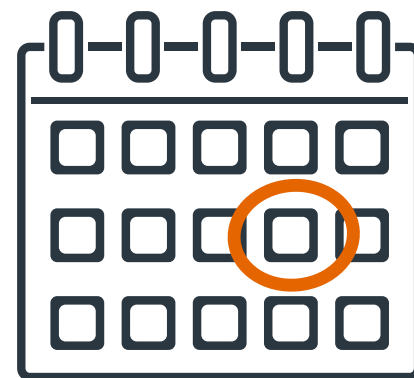
What we'll do to help the offer on its way...

- Write to all parties to confirm agreed price
- Ask you to confirm your solicitor's details
- Prepare a memorandum of sale

What can be agreed at this stage...

- Date for survey on the property
- Date for exchange
- Proposed date for completion

We'll liaise with all parties and make sure you are kept informed every step of the way.



Our recommendation

We work with some of the best solicitors in the business and are happy to recommend the right one for your sale. Simply ask us to recommend.

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Exchange & completion

GOING... GOING... GONE!

Once you have accepted an offer, your buyer will provide us with their solicitor's details, which we will pass onto your solicitor, so that contracts can be drawn up.

Exchange of contracts

Exchange of contracts can occur when the following have been confirmed and agreed:

- Enquiries following receipt of draft contract
- Evidence of a good title
- Specific issues highlighted in the lease (if applicable)
- Local search queries
- Fixtures and fittings to be included in the sale

Once this is done and a completion date is set, you are legally obliged to sell the property to your chosen buyer and they are obliged to buy it from you.

Completion

The property legally changes hands when both parties' mortgage arrangements are in place and the transfer of funds has occurred.

Usually this is as simple as getting a phone call from your solicitor when the money has cleared in your account. They will also inform your estate agent to release the keys.



RECOMMEND A FRIEND

Recommend
Parklane to a friend
or relative and claim
£300* in vouchers!

“

Parklane Properties provided an excellent service throughout purchasing my property and are highly recommended to other first time buyers.

Kevin Edwards, Buyer

”



“

Excellent service and prompt professional, would always recommend Parklane, absolute value for money, friendly, helpful and knowledgeable staff.

Brian Emslie, Seller

”

“

Satty Bhamra put me at ease after seeing 2 other agencies and I felt confident in her ability. My flat sold within 2 days at asking price.

Laura Norton, Seller

”

T&C's: The £300 refer a friend prize only applies once the property is on the market and it is successfully sold.

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