

Thank you for choosing us to expertly photograph your property; whether you are selling or renting, advertising or creating media to showcase your estate, rest assured that you have made a great move in showcasing your property to its highest potential.

In order to get the best possible images on the day, there are a few points we would kindly draw your attention to:

A Tidy Space is a Welcoming Space

Please ensure that areas to be photographed are clean and tidy, remove any unsightly items such as waste bins and consider any cables that may be on show – unplug unnecessary devices such as games consoles or hide them away. Consider moving personal items such as family portraits and certificates, buyers prefer to imagine their own possessions in property photographs, and this can be helped by showing a clear and uncluttered home.

Dust or polish all surfaces and ensure all glass and mirrored surfaces are streak-free, this is particularly important in tiled areas such as the kitchen and bathroom.

Ensure furnishings such as cushions, curtains and towels are clean. Move any rugs or floormats and give the floors a good sweep or vacuum.

Light Up Your Life

Ensure all lamps, light-fittings and bulbs are working and replace any that are not.

Although we do supply lighting where necessary; good images can become great property photographs when all available lights are switched on and working.

Set the Scene

Have your furnishings in place, i.e. cushions, lamps, furniture and place settings at the table, maybe consider matching bathroom towels and accessories (in moderation) and ensure toiletries and cleaning products are out of sight.

Green Fingers

Have a think about any outside areas of your home prior to your appointment; are all pathways clear of moss and weeds?

Do any fence panels need repainting or replacing? Is all outdoor furniture you want within the photographs clean and presentable?

This can make a massive difference to your final images as well as ensuring prospective buyers are given a great first impression of your property.

Take Doggie for a Walk

Although our pets are like family, not everybody wants to see pet beds, food bowls and muddy paw prints in their dream home. Consider arranging somebody to take your four-legged friend for the day?

We've put together a handy checklist overleaf to help you with presenting your property for your Property Photographs appointment.

If you have any questions or requests prior to our appointment, please don't hesitate to get in touch via email at kevrayer@gmail.com or telephone on 07980 225 492

General

Check all lamps and light fittings are working
Ensure all carpets are clean and hoovered and any tiled/wood or vinyl floors are swept and mopped
Clean all windows (inside and outside if possible) and remove any streaks
Wipe down any paintwork such as skirting boards/architraves/picture rails
Where present, ensure curtains and blinds are clean
Remove any pet bowls, toys or beds

Outdoor & Entrance

Check gates, fences and any other garden structures are clean and tidy and make sure all pathways and driveways are clear of moss and weeds
Lawns are mowed and any cuttings or leaves raked
Where possible, remove any hosepipes, garden tools and clothes lines / pegs and outdoor furniture is clean and arranged as you would like

Are dustbins out of view? If not, can they be moved elsewhere?
Clear any coats/shoes etc as well as personal items - i.e. family pictures, ornaments and keys

Living Room

Ensure curtains and cushions are clean and matching where possible (recommended) and remove all personal items such as family pictures, ornaments, loose books and CD's

Consider removing cables or devices such as games consoles/ DVD players if they look untidy

Kitchen / Dining Room

Clear worktops of all but essential items, hide toasters, blenders, dishes and foodstuffs and ensure all surfaces such as worktops, tiles, sinks and appliances are clean and streak-free

Remove personal items such as fridge magnets, shopping lists or kids' drawings
Dress your dining table with matching place settings where possible (recommended)

Bedrooms

Clean bedding and matching accents (such as cushions, curtains, throws etc) Tidy away any personal items such as photos, jewellery, clothing or toys and ensure mirrored and gloss surfaces are clean with a streak-free shine

Bathrooms

Ensure all pottery, baths and taps as well as any glass, mirror or tiles are clean and streak-free
Remove all toiletries and cleaning products, along with any toothbrushes, shavers etc and consider accenting with matching hand and bath towels (recommended)

IF ALL THE ABOVE SOUNDS LIKE HARD WORK JUST REMEMBER YOUR GOAL IS TO ATTRACT AS MANY PEOPLE TO VIEW YOUR PROPERTY AS POSSIBLE, GETTING PEOPLE THROUGH THE DOOR IS THE MAIN GOAL, DON'T STRESS TOO MUCH THIS IS JUST SOME ADVICE.

For more ideas or inspiration with showcasing your property to its best see our website www.propertyphotographyyorkshire.co.uk
call us on 07980 225 492 or email kevrayer@gmail.com