



HomeBuyers

PROPERTY SERVICES

Your Guide To Moving Home





HomeBuyers

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Welcome to HomeBuyers Property Services

HomeBuyers have been the most successful independent Estate Agent in the area since 1991.

Our experienced, knowledgeable and approachable staff provide a wealth of information, advice and assistance to buyers and sellers, landlords and tenants.

Our attractive and accessible showrooms are prominently located in the centre of Pudsey and Farsley.

Each and every property deserves the excellent presentation and attention to detail that only HomeBuyers provide.

Our high quality photography and detailed brochures maximize the marketing impact of your home using the latest technology.

From apartments to stately homes, we have dealt with every type of home throughout the area and are passionate about all properties.

This familiarity and enthusiasm, combined with our in-depth analysis and superior presentation, enables us to bring buyers and sellers, landlords and tenants, together in the shortest possible time.

We have helped thousands of people to buy, sell and let their homes. Let us help you.

Our telephones are answered 7 days a week so call now to discuss your property needs.

This guide to moving home has been compiled with the help of our many business partners. We thank them for their contribution and wholeheartedly recommend their services to you.





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Why choose HomeBuyers to Sell Your Home?

Trust

Your home is one of your most valuable and important assets.

HomeBuyers have the professional quality and the wide experience to efficiently deal with every possible aspect of your sale, purchase or rental.

There is nothing that can happen that HomeBuyers have not dealt with before.

We know that every element of the transaction, no matter how large or small, needs to be addressed as soon as possible and everyone kept informed.

You can trust us to provide a comprehensive, supportive and reassuring service throughout.

Style & Substance

Not all Estate Agents are the same and every home is different.

Our strength is to identify the best qualities of your home and to project them most effectively.

HomeBuyers are proud of our reputation for the highest standards and excellence of marketing that fully informs prospective buyers and tenants of the advantages of your home.

It begins with an in-depth market appraisal and a no obligation visit to your home for valuation.

When you are ready, we return to your home to take the details for the preparation of the well-written, informative and attractive property particulars.

And we do not just send a "man with a camera" to take a few snaps; our photographer will carefully prepare each room and select the best angles to ensure that the pictures are both complimentary to your home's best features and helpful to your prospective purchasers.

The carefully prepared finished brochure is sent to you for approval before distribution to ensure your complete satisfaction.





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Why choose HomeBuyers to Sell Your Home?

Local Presence, National Reach

Our attractive, welcoming and convenient offices are located at the centre of Pudsey and Farsley.

Eye-catching photographic displays give your home immediate visual impact, backed up by the comprehensive property particulars.

Our experienced and approachable staff completely understand the variety of factors that influence the market in each part of the area and are able to guide and advise both sellers and buyers to achieve the best results.

The prominent locations of our offices and the quality of assistance from our staff make us the first call for many buyers, whether they are moving locally or from other parts of the country.

The internet has fundamentally changed the way homes are bought and sold, but we believe that people still matter, as it is our enthusiasm that will most positively project your home.

Internet exposure on the most visited property portals ensures that the details of your home are not only superbly presented but also available as quickly as possible to the maximum number of people wherever they may be.

Our register of active buyers are immediately contacted by telephone, SMS text alert and e-mail.

Regular updates ensure that you are kept informed about the progress of your home's marketing.

And once a sale is underway, we monitor and guide you through every aspect of the transaction to keep you fully updated and ensure that the essential information is effectively communicated for a successful sale.

It is this combination of enthusiasm, knowledge and success that keeps clients coming back to HomeBuyers again and again.

HomeBuyers Mortgage Services

Business Choices Ltd Financial Services & Independent Advice in association with HomeBuyers Property Services

Our on-site qualified independent mortgage adviser will be able to advise on the most suitable mortgage for the purchase of any property you may eventually buy.

We charge NO FEES for this service and can access the whole of the Mortgage Market.

For an appointment (even outside normal office hours) telephone 0113 2363 808.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Business Choices Ltd do not charge a fee for arranging mortgages. However, they do offer a fee based option of 1.5% of the loan amount.

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HomeBuyers Lettings & Property Management

HomeBuyers are firmly established as the number one letting agent in the area.

Both landlords and tenants mutually benefit from our streamlined and efficient service that eliminates many of the unfair and onerous costs that other agents impose.

The comprehensive photographs enable prospective tenants to quickly make a proper judgment of the property and an informed decision about their new home.

Our speedy and reasonably priced referencing system provides important peace of mind for the landlord without unduly penalising prospective tenants.

This quality service is available on both a "let only" and a full management basis and has proved extremely beneficial to newcomers and experienced landlords alike.

So HomeBuyers can tailor their service to your requirements and you can have as much or as little involvement with your property and your tenants as you wish.

We also offer an Investment Consultancy service for current and prospective landlords to identify potential property purchases and advise on rental yields so you can make the best possible decisions.

If you are considering letting a property, please do not hesitate to arrange a free rental appraisal or an appointment with our Letting Manager.





Surveys providing peace of mind

Buying a house is the largest single investment most of us make in our lifetime and to complete a purchase without obtaining a professional survey puts you at risk.

Although the majority of home buyers tend to rely on a valuation report prepared by their mortgage lender, this is not a detailed survey and provides no in depth analysis of the condition of the property. The cost of carrying out repairs can be expensive and a detailed survey report will highlight the issues that need to be addressed before purchase. In addition it provides peace of mind for the purchaser.

Allied Surveyors & Valuers have been carrying out surveys for house buyers in the Leeds area for over 20 years and will provide a detailed report to the requirements of their client.

The most common type of survey is the RICS Homebuyer Report which is suitable for the majority of properties built within the past 100 years. This will provide information on the condition of the individual elements of a property, as well as confirming whether the purchase price is reasonable.

The more in-depth Building Survey is appropriate for large houses and those that have been extended or significantly altered. This will report on structural issues and will advise on the feasibility of proposed alterations and improvements. The report also includes a valuation.

Allied Surveyors & Valuers are local independent surveyors with a wealth of knowledge and many years' experience of the housing market in Leeds and the surrounding area. The company specialises in providing quality advice for private clients.

Survey reports are clearly worded and Allied Surveyors & Valuers always like to talk to the client about the property prior to the inspection being carried out. After the survey has been completed the surveyors will be pleased to discuss the findings and advise you on the best course of action.

If you wish to discuss the types of survey available, do not hesitate to call **Mike Andrews, FRICS** or **Kirsty Tinker-Smith, MRICS** on **0113 231 0349**.



Allied

Surveyors & Valuers

134-136 Lower Wortley Road,
Leeds, LS12 4PQ
Tel: 0113 231 0349
Email: leeds@alliedsurveyors.com
www.alliedsurveyors.com

Specialists in Taxation and Business Advice

In today's environment where tax legislation is subject to change on a regular basis, an accountant can prove invaluable.

This applies to those in business but also, for example, those investing in property or on the stock market, and those concerned about Inheritance Tax.

Based in Bradford, **Rawse Varley & Co** has been established for many years and serves a wide range of clients, from individual tax payers and the self-employed to medium-sized companies and LLPs, not-for-profit organisations and clubs.

Their clients, whilst primarily in the Yorkshire area, are spread across the country and they are more than happy to visit you wherever you are located.

Rawse Varley & Co have the experience and use the latest technology to ensure that accounts, self-assessment tax returns and other statutory filings are completed efficiently, on time and cost effectively with fees agreed in advance or estimated and agreed as an engagement progresses, where that is more appropriate.

Their aim is to gain a thorough understanding of your current circumstances and concerns, and your future plans and aspirations, so that they can assist you in avoiding pitfalls before the event and unexpected tax bills after the event.

If you are an individual taxpayer, Rawse Varley & Co can not only complete and submit tax returns on your behalf, but can advise on the tax implications of proposed transactions to make sure they are undertaken in a tax efficient manner and that you are fully aware of the implications of different courses of action.

They have specialist expertise in the area of estate planning and trusts, offering a comprehensive service covering initial advice, assistance with wills and lifetime gifts, together with ongoing trust administration and returns to HM Revenue & Customs.

If you are in business, whether you are in need of help in starting up, an established business looking to expand organically or by acquisition, or a business owner thinking about a sale, retirement or passing the business on to the next generation or to managers, Rawse Varley & Co have the expertise to assist you in achieving your goals.

Their services for businesses also include annual accounts preparation, statutory audit, management accounts, VAT returns and advice, business planning and financial forecasting, company formation and company secretarial and a payroll bureau for both large and small employers.

Initial consultations are undertaken without obligation and without charge. They look forward to working with you and becoming a trusted adviser.

Rawse, Varley & Co
Chartered Accountants

Lloyds Bank Chambers, Hustlergate,
Bradford, West Yorkshire, BD1 1UQ
Tel: 01274 394 361
Email: philipvarley@rawsevarley.co.uk
www.rawsevarley.co.uk





Farsley Working Mens Club

The Working Mens Club was originally founded to provide the Victorian working man with an environment in which to socialise after a hard day's work.

In 1935 in the heart of the village **Farsley Working Mens Club** was founded, providing membership to men only and permitting ladies as guests. No doubt through the war years it became a regular meeting place and one where the local people could exchange news and more than likely comfort from the harshness of the 1939-1945 war.

After the war, changes were made to memberships and ladies started to have a greater involvement in the running of the Farsley Working Mens Club. Membership today is steadily growing and runs into triple figures.

Farsley village has always been a place that is recognised for its community spirit and friendliness and no where is this reflected more than in Farsley Working Mens Club. Along with quiz/race nights, and regular live entertainment, the club also recognise all local festivals. Easter, Summer Barbeques, Bonfire Night and Halloween are all big events on the calendar where all members and everyone in the local community gather to make the events organised a pleasure for men, women and especially the children.

Farsley Festival is the highlight of the year when the whole village gets together and Farsley Working Mens Club were privileged to play host to some of the live bands who entertained and made the party go with a swing. One of the best times of the year is the spectacular Christmas Pantomime provided free for all the club members children.

Farsley Working Mens Club offer a wide selection of drinks in their fully licensed bar which include a range of real ales to the discerning palette. The excellent facilities at Farsley Working Mens Club enable the premises to be the ideal host for private parties.

Anything from a 90th birthday to a whole wedding reception can be catered for and they can work with you to tailor make the entertainment and food to your specifications. For the sports mad enthusiast, Sky Sports enables their members to keep abreast of their favourite teams allowing them to cater for most members needs.

Of course, their premises and facilities have full disabled access and they pride themselves on creating a warm, friendly environment that everyone including children can feel they can enjoy with family and friends. If you fancy popping down to sample the local hospitality, you will not be made more welcome.

We encourage you to pay them a visit to be part of the Farsley Community Spirit that is widely known throughout the whole of West Leeds.

Farsley Working Mens Club

Prospect House, Back Lane, Farsley,
Leeds, LS28 5EU

Tel: 0113 256 4475

Facebook: Farsley Working Mens Club

JC's Cleaning - they make the best, look the best

JC's Cleaning are one of the areas leading property servicing companies. They offer a one stop housekeeping service for their customers and have built up an excellent reputation for the high standard of work they carry out.

Providing cleaning throughout Bramley and the surrounding areas for an increasing number of clients.

You will find their prices are competitive and they are rightfully proud of the number of clients who use them on a regular basis mainly due to the consistently high standards they maintain.

The business specialise in domestic and commercial properties and have all the best equipment available to keep everything spick and span.

Their staff are all CRB checked, highly trained and uniformed with appropriate ongoing training to ensure that all jobs pass their rigorous checks.

There are a number of services the business has to offer, all of which are aimed at satisfying the needs of their clients.

- Builders cleans
- Cleaning materials and supplies
- End of tenancy cleaning
- Housekeeping
- Ironing and laundry services
- One off cleans
- Oven cleaning
- Spring cleaning services
- Communal
- Internal window cleaning up to 6ft high

For customers who are selling their property, it is so important to present the right image to people when they are viewing your property and JC's Cleaning can help you do just this.

They will clean your property from top to bottom and ensure it is presented in the best possible condition to prospective purchasers. This service is also available to Landlords and Estate Agents.

On the other hand, if you have already purchased a property and you would like it to be thoroughly cleaned before you move in, then this is also a valuable service which is available.

You will then be able to move into your new home in the certain knowledge that all the dust and grime from the previous occupants has been completely removed.

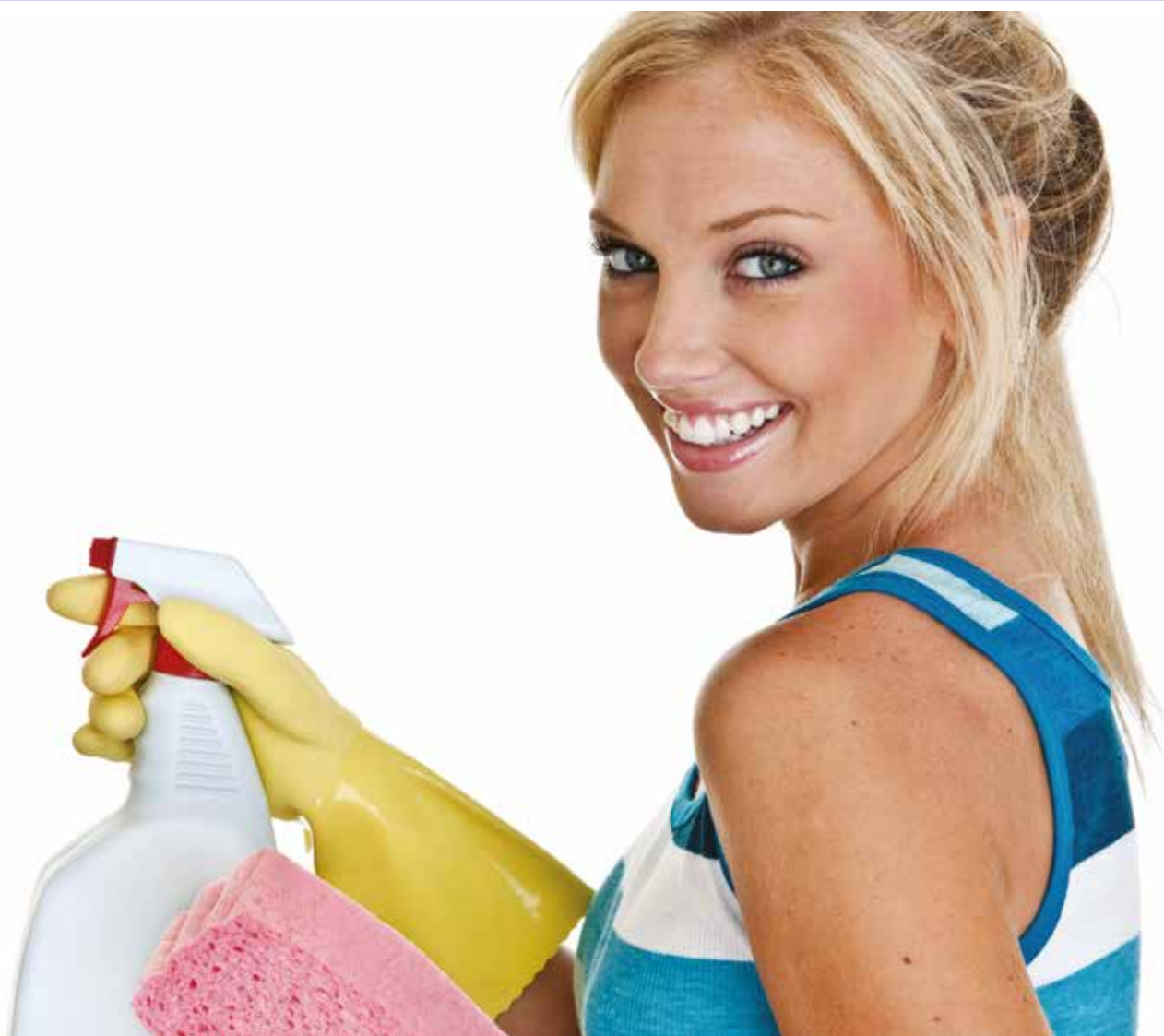
They can be contracted on a regular basis to call at your home and carry out a pre-agreed cleaning routine which for busy individuals can be a tremendous help.

Whatever your requirements, you would be well advised to contact JC's Cleaning and let them show you how they can help.

Their mission is to provide quality cleaning in your home and at the same time offer a friendly yet unobtrusive service that they are sure you will be satisfied with.

JC's Cleaning

66 Fernbank Drive, Bramley,
Leeds, LS13 1BY
Tel: 0113 805 2413
Mobile: 07743 779 233
Email: jenniepenny@sky.com





Homebuyers Checklist

Checklist 1 - The Buying Cycle

Enquire about Mortgage availability
Choose Agent & Solicitors
Once sold make offer on property
Obtain removal quote
Exchange contracts

Checklist 2 - Essential Contacts

Book Your Removal
Electric Company (Final reading)
Electric Company (New connection)
Gas Company (Final reading)
Gas Company (New connection)
Phone Company (Disconnect at old property)
(Connection at new property)
Water Company (Inform both old and new)

Checklist 3 - Important Contacts

Family
School
Opticians
Bank
Store Cards
Council Tax
DVLA
Sports Clubs
Friends
Doctor
Chiropodists
Building Society
Newspapers
TV Licence

AA/RAC etc:
Hire Purchase
Employers
Dentist
Vets
Credit Cards
Post Office
Catalogues
Milkman
Other

Checklist 4 - What to take with you on the day of the move

Vital Documents
Food and Drink
Medicine
Light Bulbs
Spare Clothes
Washing Up Liquid
Eating Utensils
Toilet Paper
First Aid
Rubber Gloves
Towels
Cash/Cheques
Jewellery
Cooking Utensils
Essential Tools
Bin Liners
Bed Linen
Soap
Credit Cards



Budget Checklist

Monthly Income Figures

Your Monthly Salary

Partners Monthly Salary

Any Overtime/Commission

Any Other Income

Total Monthly Income (A)

Disposable Income

Box (A) minus Box (B)

Your mortgage provider will advise you how much you can borrow.

This is dependant upon a number of issues: Size of deposit, monthly expenditure etc.

Monthly Expenditure

Gas and Electricity

Telephone and Mobile Telephone Bills

Council Tax

Food and Drink

Entertainment

Credit Cards and Store Cards

Other Standing Orders and Direct Debits

Hire Purchase Payments

Insurance Policies and Pension Plans

Travelling Expenses

(Petrol/Road Tax/Insurance/Running Costs)

Family Clothing

Savings for Holidays or Savings Plans

TV or other Licences

Any Other Expenses

Total Monthly (B)



Viewing Appointment Record

Date	Address	Price	Comments



Date	Address	Price	Comments

This Guide to Moving Home has been prepared for HOMEBUYERS PROPERTY SERVICES of Farsley
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GLARIC CONSULTANCY LIMITED in respect of any products or services supplied by them.



HomeBuyers

PROPERTY SERVICES

SALES & LETTINGS

25 Town Street, Farsley, LS28 5EN

Tel: 0113 2 361 461

Email: farsley@homebuyers.uk.net

LETTINGS & SALES

4 The Ives, Lidget Hill, Pudsey, LS28 7DS

Tel: 0113 2 909 333

Email: pudsey@homebuyers.uk.net

FINANCIAL SERVICES

4a The Ives, Lidget Hill, Pudsey, LS28 7DS

Tel: 0113 2 363 808

Email: pudsey@homebuyers.uk.net