

**Birstall**

**About the property**

The property was a 2-bedroom home located in Birstall, West Yorkshire. Downstairs had a good size living room with kitchen area and a small wooden conservatory/lean-to. Upstairs was small, although the layout had scope for improvement. The property also offered a good-sized front garden. Purchased at the right price, this property was a superb investment opportunity.



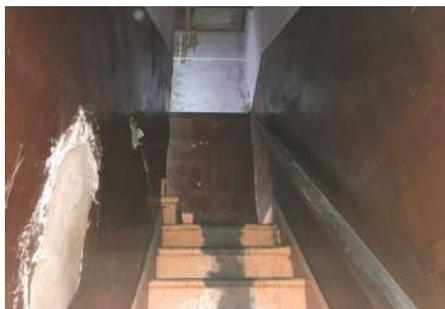
## Pre-refurbishment condition

The property initially needed clearing of remaining belongings. As it was in a very bad state of repair, it required completely stripping back to brick and some structural work, before a complete refit. The conservatory required replacing and this would provide space for a new kitchen, making a larger living area. All the internal walls upstairs required removing, to allow for a new, more functional layout. Our team did a thorough analysis of the property and the following works were scheduled:

- Obtain planning permission for a new extension
- Arrangement of new gas supply to the property
- Complete clearance and rip out
- Structural repairs to cracked lintel and stonework
- Roof repairs
- New stone built conservatory extension
- New composite front door
- Removal of chimney breast upstairs, to create more space
- Restructuring of internal walls
- New internal doors
- Complete electrical rewire, including additional sockets in all rooms
- 1<sup>st</sup> and 2<sup>nd</sup> fix joinery and plumbing
- All walls and ceiling boarded and skimmed
- New kitchen and bathroom installation
- Full central heating system and boiler
- Tiling
- Installation of smoke alarms throughout the property
- New carpets and laminate flooring
- Externally rebuild retaining garden wall
- Flagging and new fencing

## Pre-refurbishment pictures





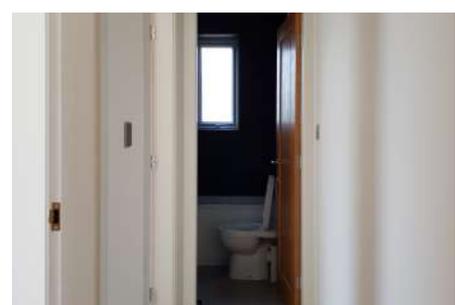
## Refurbishment process

The property was fully renovated and is perfect for tenants wanting affordable modern living. It is finished to a high standard with chrome fittings, neutral decoration, slate tiles and modern light grey flooring. The kitchen was transformed into a modern and fully-functional area, complete with sufficient storage and kitchen appliances. The conservatory and living room were separated by fully glazed French doors, which allowed lots of light into the transformed large living area.

A feature fireplace was created by making a lit alcove in the current chimney breast. The size of the hallway was reduced and by also removing the chimney breast, a good sized single and double bedroom were created. Slightly increasing the size of the bathroom meant the bath could be located across the back wall giving the bathroom and overall feel of more space. A shower was installed over the new bath, along with a modern basin and toilet. A new central heating system was installed with radiators in each room.

## Refurbishment process pictures





## The result

The renovation was achieved on schedule and within budget. Resulting in a modern property that will be able to command a good return on investment for the client. The new heating system and insulation and repairs mean the property is much more energy efficient and therefore energy bills will be kept to a minimum, further helping our client to achieve an attractive return on investments for the property.



