

November

NEWSLETTER

2022

at
home

WITH MICHELLE

THE COST OF WAITING
TO BUY

PREPARE YOUR HOME
FOR HOLIDAY GUESTS

MARKET STATS
OCTOBER 2022

NOVEMBER HOME
MAINTENANCE TIPS

GETTING READY FOR A
CHRISTMAS SALE



jdg
sales & lettings

THE COST OF

WAITING

A BUYER'S PURCHASING POWER

AS RATES GO UP, THE AMOUNT YOU CAN AFFORD TO BORROW DECREASES

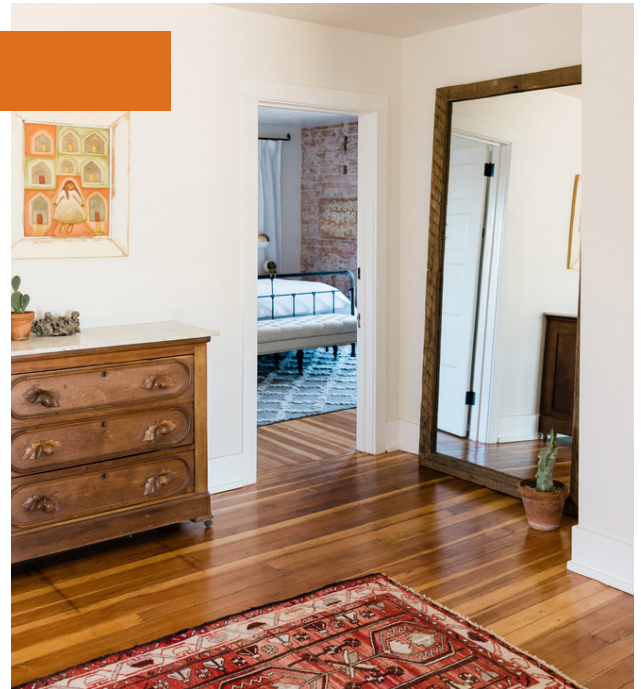
		PURCHASE PRICE					
		£150,000	£175,000	£200,000	£225,000	£250,000	£275,000
MORTGAGE INTEREST RATE	6.50%	£758	£884	£1011	£1137	£1264	£1422
	6.25%	£739	£862	£985	£1108	£1231	£1385
	6%	£719	£839	£959	£1079	£1199	£1349
	5.5%	£681	£794	£908	£1022	£1135	£1277
	5.25%	£662	£773	£884	£994	£1104	£1242
	5.00%	£644	£751	£859	£966	£1073	£1207
	4.75%	£625	£730	£835	£938	£1043	£1173

PAYMENTS ROUNDED TO THE NEAREST POUND. PAYMENTS MAY VARY BASED ON LENDER SPECIFICATIONS. RATES USED ARE FOR MARKETING PURPOSES ONLY AND ARE BASED ON A 20% DEPOSIT AND A 30 YEAR TERM. CONSULT YOUR MORTGAGE LENDER FOR CURRENT RATES.

PREPARE YOUR HOME FOR

Holiday Guests

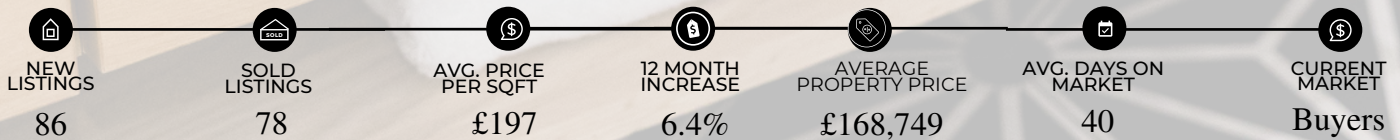
- 1 Declutter common areas and entryways to make room for more people & luggage
- 2 Give their bedroom a festive feel
- 3 Stock up on extra kitchen utensils & food
- 4 Make sure you have plenty of guest bathroom supplies & fresh towels
- 5 Make a coffee bar for your early risers



NEW LISTINGS

ADDRESS	BED	BATH	LIST PRICE
PARKFIELD DRIVE, BOWERHAM	3	1	£240,000
MARINER WAY, LANCASTER	3	2.5	£325,000
CLEVELEYS AVENUE, SCALE HALL	3	1	£200,000
HALL PARK, SCOTFORTH	4	3	£650,000
LICHFIELD AVENUE, BARE	3	1.	£325,000
BARTON ROAD, SCOTFORTH	4	5	£390,000

MARKET STATS *October* 2022



SOLD LISTINGS

ADDRESS	BED	BATH	DAYS ON MARKET	LIST PRICE	SALE PRICE
PEEL AVENUE	3	1	24	£190,000	£190,000
BISHOPDALE ROAD	4	1.5	8	£280,000	£300,000
PEACOCK LANE.	3	2	3	£675,000	£712,000
BEECH STREET.	3	1	5	£190,000	£190,000
DAVIDSON STREET	2	1	6	£190,000	£195,101
SIBSEY STREET	2	1	5	£175,000	£173,000
LUNE SQAURE	1	1	23	£120,000	£116,000



CLIENT TESTIMONIAL

Absolutely first-class service. I was kept informed at every stage of the selling process. The asking price was achieved and completion took less than 11 weeks due to the agent's knowledge of the local market and proactive monitoring of progress. Communication was second to none.





November

MAINTENANCE CHECKLIST

- ✓ CLEAR FALLEN LEAVES OUT OF GUTTERS
- ✓ CLEAN OUT YOUR REFRIGERATOR
- ✓ DEEP CLEAN CARPETS
- ✓ STOCK UP ON LOGS FOR THE FIRE
- ✓ GIVE THE LAWN A FINAL CUT
- ✓ BLEED YOUR RADIATORS IF NEEDED

DECORATING FOR CHRISTMAS ON A *budget*

- CREATE A TABLE RUNNER OUT OF SPARKLY WALLPAPER
- CURATE A SEASONAL BAR TO KEEP THE DRINKS FLOWING
- ADD SOME CRANBERRIES, WATER, AND FLOATING CANDLES TO A TALL VASE FOR A BEAUTIFULLY SEASONABLE CENTREPIECE
- OR MAKE A FESTIVE DISPLAY WITH SPRAYED PINE CONES, EVERGREEN FOLIAGE.



Fun ACTIVITIES IN *Lancaster*

EVERY WEDNESDAY AND SATURDAY
LANCASTER OUTDOOR MARKET

OPENING SATURDAY 26TH NOVEMBER
LANCASTER ON ICE

SATURDAY 26TH NOVEMBER
LANCASTER CHRISTMAS LIGHT SWITCH
ON

SUNDAY 27TH NOVEMBER
LANCASTER CANCER CARE SANTA DASH

DECEMBER 1ST AT 5 PM
MORECAMBE CHRISTMAS LIGHT SWITCH ON

SUNDAYS IN DECEMBER
BREAKFAST WITH SANTA AT THE WAGON &
HORSES