

HomeCheck™



PROPERTY DOCUMENTS

Morfittsmiths Complete Sale Readiness Service.
Most homes are sold on hope.
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PROPERTY DOCUMENTS

139 Duncombe Street, Sheffield, S6 3RL

Stone-built mid-terrace house · Three bedrooms · 76 sq m · EPC D

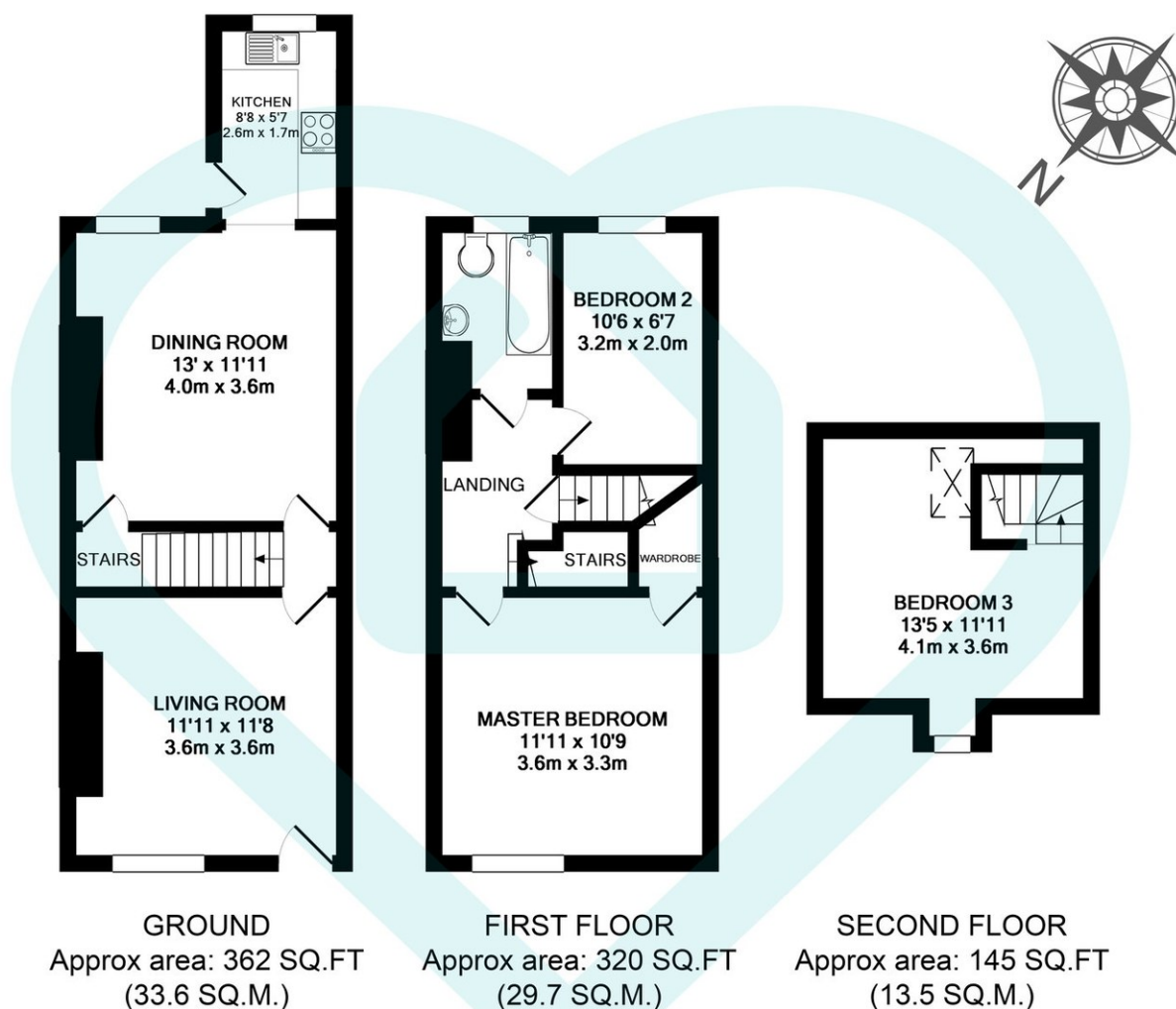
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This pack has been prepared before marketing so buyers, their solicitors and lenders have the key information from day one. Documents marked "to follow" are being obtained and will be added as soon as they are received.

Floorplan

139 Duncombe Street, Sheffield, S6 3RL



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Made with Metropix,  **morfittsmith**
Estate & Letting Agent

Approximate gross internal area: 827 sq ft (76.8 sq m) across three floors



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Energy performance certificate (EPC)

139, Duncombe Street
SHEFFIELD
S6 3RL

Certificate number

8302-2254-7722-6996-7603

Valid until 14 June 2030

Energy rating



Score 57 (potential 84 B)

Property type
Mid-terrace house

Total floor area
76 square metres

Rules on letting this property

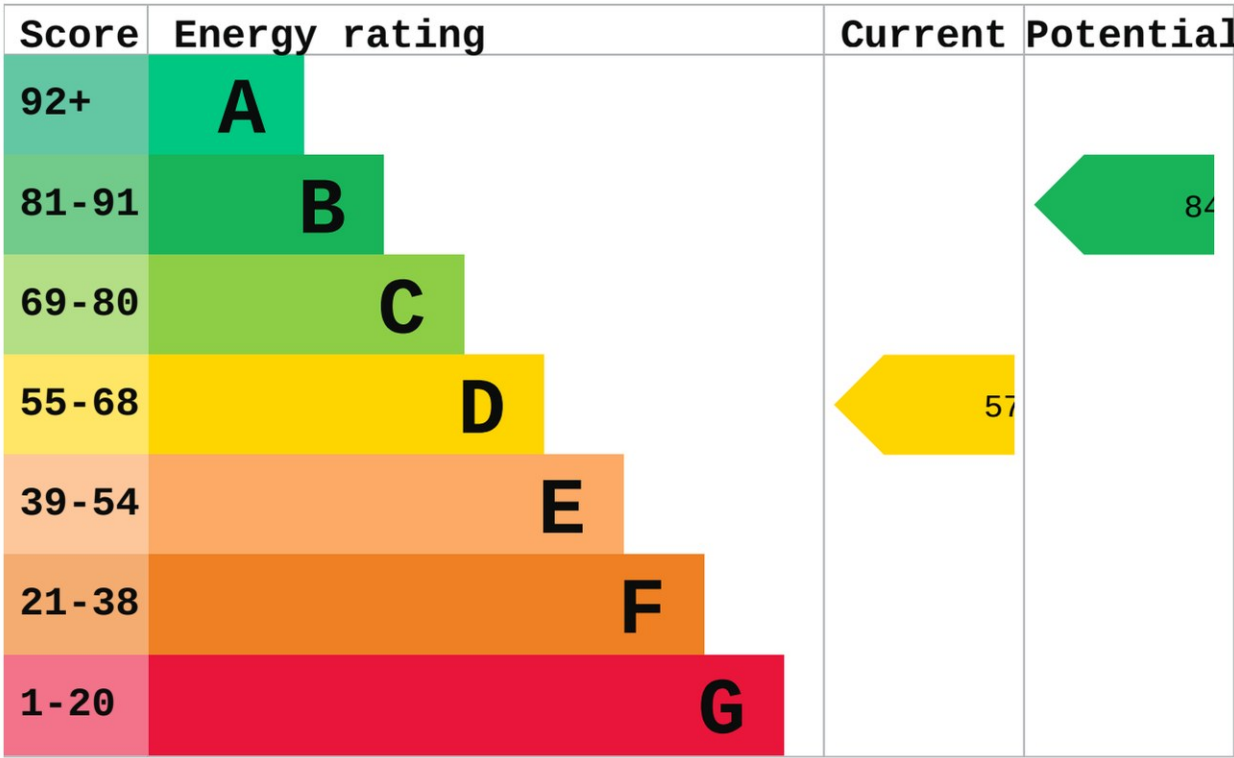
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is D. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)



The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 70% of fixed outlets	Very good
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 342 kilowatt hours per square metre (kWh/m²).

About primary energy use

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£981 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £364 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 15,655 kWh per year for heating
- 2,031 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

4.6 tonnes of CO₂

This property's potential production

1.8 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Do I need to follow these steps in order?

Yes. Each step builds on the one before it so you can save the most energy.

For example, it's more energy efficient to insulate your home before you buy a new boiler. A well insulated home will lose less heat so you do not have to run your boiler as often.

Step 1: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£172

Potential rating after completing step 1



Step 2: Internal wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£95

Potential rating after completing steps 1 and 2



Step 3: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£54

Potential rating after completing steps 1 to 3



Step 4: Low energy lighting

Typical installation cost

£15

Typical yearly saving

£16

Potential rating after completing steps 1 to 4



Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£27

Potential rating after completing steps 1 to 5



Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£300

Potential rating after completing steps 1 to 6



Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

George Wainwright

Telephone

01143277724

Email

gewainwright@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's ID

EES/020969

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

15 June 2020

Date of certificate

15 June 2020

Type of assessment

RdSAP

RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.

This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland. It can also be used for newer properties, as long as they have a previous SAP assessment, which uses detailed information about the property's construction to calculate energy performance.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0742-2878-6967-9290-7305 \(/energy-certificate/0742-2878-6967-9290-7305\)](#)

Expired on

17 June 2020

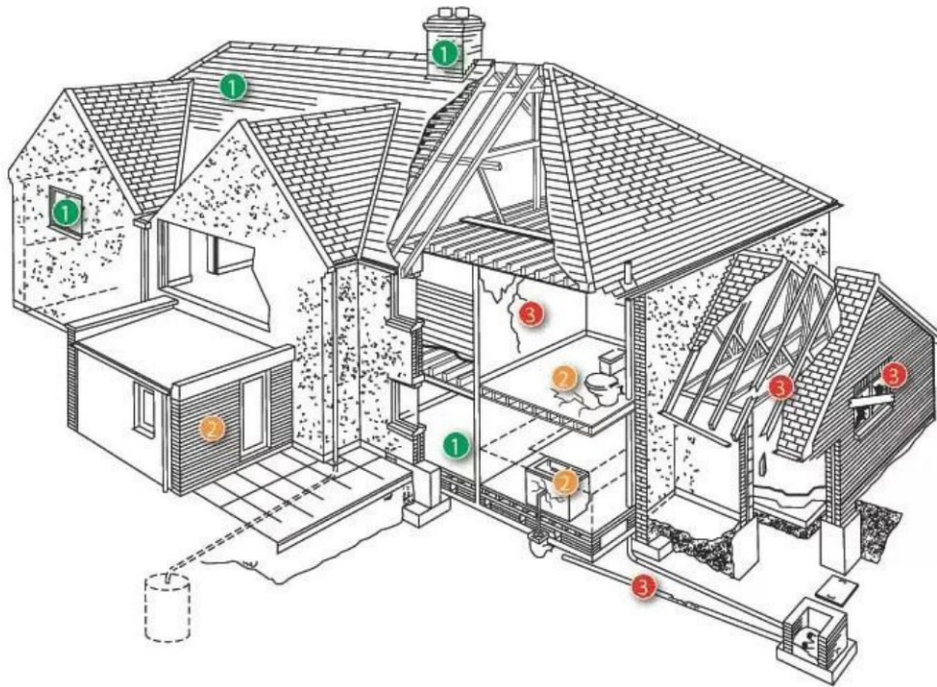
Certificate number

[8302-6224-7720-2906-7583 \(/energy-certificate/8302-6224-7720-2906-7583\)](#)

Expired on

1 May 2018

HomeCheckTM



HomeCheck Property Review

A practical pre-sale review of the property's visible condition,
with cost guidance for likely repairs and maintenance

Property address: 139 Duncombe Street, S6 3RL

Date: 18 August 2026

This review is based on a visual inspection of accessible areas and reflects over 20 years of hands-on experience working on residential properties similar to this one.

Property Review Summary

This stone-built mid-terrace house is in average condition for its age, and presents as a sound and largely well-kept Sheffield terrace throughout.

The findings are mostly minor and typical for a property of this type, with the exception of an apparent live gutter leak to the front, which has caused damp-related staining and some softening of the stonework and should be dealt with early. The remaining items are a mix of small repairs and optional cosmetic upkeep that can be planned over time.

Overall the property needs a modest, coordinated set of repairs and some ongoing maintenance rather than any significant refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. Some flexing was felt to floorboards in the dining area at cellar-head level and to one broken board in the attic; both appear localised rather than structural.

● Priority Repair

- An apparent live gutter leak at the front junction between 137 and 139 has caused staining and efflorescence down the elevation, with rotten barge boards beneath the gutter.

● Routine Repair

- Missing repointing and a missing half-brick to the rear extension wall are allowing open access to the cavity.
- Localised low-level damp is evident behind the absent kitchen skirting, and the central heating is registering low pressure.
- A broken attic floorboard flexes underfoot, the broken hearthstone in the living room needs resetting, and the closet door in bedroom one is catching and will not latch.
- Mould is present to the bath sealant, and the cellar sump pump was found unplugged with standing water in the sump.

● Ongoing Maintenance / Improvement

- The front and rear timber windows have weathered and would benefit from refinishing.
- The rear grounds are overgrown and would benefit from a general tidy.
- Minor cosmetic items internally: condensation staining to the front door, lifting wallpaper and old fixing damage in several rooms, and detached Velux sealant in the attic.

Typical Cost Guidance

- **Priority Repair:** £800 – £1,500
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £1,050 – £2,050
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,150 – £2,050
(optional upgrades and general improvements depending on preference)

What This Means

The key point is not one major defect but a small group of manageable repairs, of which only the front gutter leak needs early attention. Left running, it will keep feeding damp into the stonework, so fixing the gutter and then making good the affected stone is the sensible order of work. The other repairs – repointing, the missing brick, the low-level kitchen damp and the various small items – are typical for a terrace of this age and can be planned over time.

The cellar damp is normal for a Sheffield cellar and not a cause for concern, though the sump pump should be put back into service and its drainage confirmed. Beyond that, the property needs sensible upkeep and some optional cosmetic refreshing rather than any significant work, and internally it presents well with no visible damp to the main front rooms.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The main roof and ridge to both front and rear have been replaced and appear sound. The kitchen extension roof to the rear also appears sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Priority Repair

There is black staining and white efflorescence to the front elevation at the gutter junction between 137 and 139, running down almost to ground level. The barge boards beneath the gutter are visibly rotten, and with a gutter junction directly above the staining this appears to be a live, ongoing leak rather than historic marking.

To the rear, the gutters and downpipe appear sound but a hopper serving the bathroom drainage and the extension gutter both have vegetation growing in them and need clearing. A flexible drainage hose from the cellar discharges onto gravel in the front yard with no obvious connection to a drainage point; its route should be confirmed.

What's likely required:

- Repair or reseal the leaking front gutter junction between 137 and 139 and renew the rotten barge boards
- Clear the rear hopper and extension gutter of vegetation
- Confirm where the cellar drainage hose discharges

Typical cost guidance: £800 – £1,500

External Walls

● Routine Repair

The stonework and pointing to the chimney and front elevation are generally sound. Following the gutter leak noted above, the stone surface around the front reveals has softened and is crumbling locally, with efflorescence present; this is best made good once the leak is resolved.

To the rear extension wall the repointing above window level has dropped out over a fair area, and a half-brick is missing beside the kitchen window, leaving the cavity open to damp and insects. The rear elevation pointing and the boundary walls, gates and fences are otherwise sound.

What's likely required:

- Repoint the open sections of the rear extension wall and replace the missing half-brick
- Make good the softened stone to the front reveals once the gutter leak is resolved

Typical cost guidance: £800 – £1,500

Windows & External Joinery

● Ongoing Maintenance / Improvement

The front and rear windows are timber-framed, double-glazed and structurally sound, but the surface varnish has weathered off in places and they would benefit from refinishing. The extension end-wall window is white UPVC and appears sound, as does the timber front door.

What's likely required:

- Refinish the weathered timber windows when convenient – appearance and protection only

Typical cost guidance: £800 – £1,500

Internal Condition

● Routine Repair

The living room, dining room, stairway and both first-floor bedrooms are in good decorative condition, with no visible damp to the front elevation internally – a good sign given the external staining. The hearthstone beneath the living room fireplace is cracked, with the broken front piece pushed underneath; it can most likely be retrieved and reset. A broken floorboard in the attic flexes underfoot and should be replaced, and the walk-in closet door in bedroom one is catching on the threshold and will not latch.

Cosmetic items throughout are minor and optional: condensation staining and mould to the inside of the front door, lifting wallpaper and old fixing damage in the bedroom one closet and the attic, uneven wallpapered wall surfaces in the attic, and the exposed carpet tacks on the attic stair where the carpet has been removed.

What's likely required:

- Replace the broken attic floorboard and reset the broken hearthstone
- Ease and adjust the bedroom one closet door so it latches
- Redecorate and make good the minor cosmetic areas where desired, including refinishing the inside of the front door

Typical cost guidance: £350 – £600

(cosmetic redecoration if desired: £600 – £1,000+)

Kitchen & Bathroom

● Routine Repair

The kitchen is a modern fitted kitchen in good condition. There is no skirting to the walls and localised damp is evident at the very base of the walls behind where the skirting would sit, with soft plaster and efflorescence; it is minor and confined to that low level.

The bathroom is in good decorative condition with only slight mould to the bath sealant and minor paint flaking to the bath panel trim. There is no mechanical extractor, though no damp was evident; fitting one would help manage moisture.

What's likely required:

- Make good the low-level kitchen damp and renew the bath sealant
- Fit a mechanical extractor to the bathroom (optional): £200 – £350

Typical cost guidance: £300 – £600

Services

● Routine Repair

The gas boiler in the kitchen appears sound but the central heating is registering low pressure on the display, which needs topping up; if it drops again a leak in the system would need finding and fixing. The gas, electricity and water meters and the consumer unit at the cellar-head all appear visually sound.

The cellar is a typical damp Sheffield cellar. A sump pump sits in a sump of standing water in the middle of the floor but was found unplugged with no power; it should be returned to service.

What's likely required:

- Top up the central heating pressure and investigate for a leak if it recurs
- Restore power to the cellar sump pump and confirm it operates
- Carry out standard gas and electrical safety checks as part of the normal purchase process

Typical cost guidance: £150 – £300

(central heating leak investigation if required: £150 – £300)

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front yard is concrete and gravel and appears sound. The rear grounds are a little run-down and overgrown but sound, needing only general trimming and maintenance. Boundary walls, gates and fences are reasonably sound throughout.

What's likely required:

- General tidy, cutting back and trimming to the rear grounds when convenient

Typical cost guidance: £300 – £500

Practical Next Steps

- Repair the leaking front gutter junction between 137 and 139 and renew the rotten barge boards, then make good the affected front stonework.
- Repoint the open sections of the rear extension wall and replace the missing half-brick beside the kitchen window.
- Clear the rear hopper and extension gutter of vegetation, and confirm where the cellar drainage hose discharges.
- Replace the broken attic floorboard, reset the broken hearthstone and ease the bedroom one closet door.
- Make good the low-level kitchen damp and renew the bath sealant.
- Top up the central heating pressure and restore power to the cellar sump pump.
- Refinish the weathered timber windows and complete the optional cosmetic touch-ups when convenient.
- Carry out standard gas and electrical safety checks as part of the normal purchase process.

Practical Context

This is a typical Sheffield stone terrace that presents well internally and has clearly been redecorated in most rooms. The one item worth acting on promptly is the front gutter leak: while it keeps running it will continue to feed damp into the stonework, so resolving it and then making good the softened stone is the priority.

The cellar damp and the low-level kitchen damp are consistent with an older terrace of this type and do not, from the visible evidence, suggest major work. The sump pump being unplugged should be looked into, as it appears intended to manage the standing water in the cellar. Beyond these, the property needs a modest set of repairs and some optional cosmetic upkeep rather than significant refurbishment.

Important Note

This is a practical building review based on a visual inspection of accessible areas.

It is not a formal survey, structural engineer's report, or contractor quotation.

Cost guidance is indicative only and will vary depending on specification, contractor and access requirements.

Francis Mickelborough

HomeCheck™

www.myhomecheck.co.uk