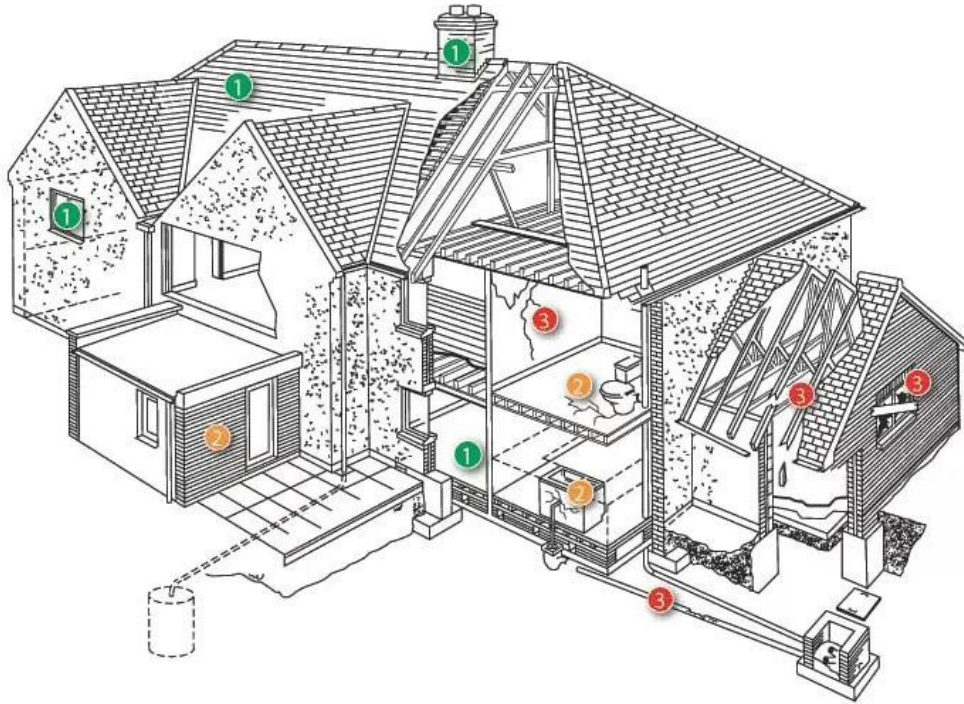


HomeCheckTM



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

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