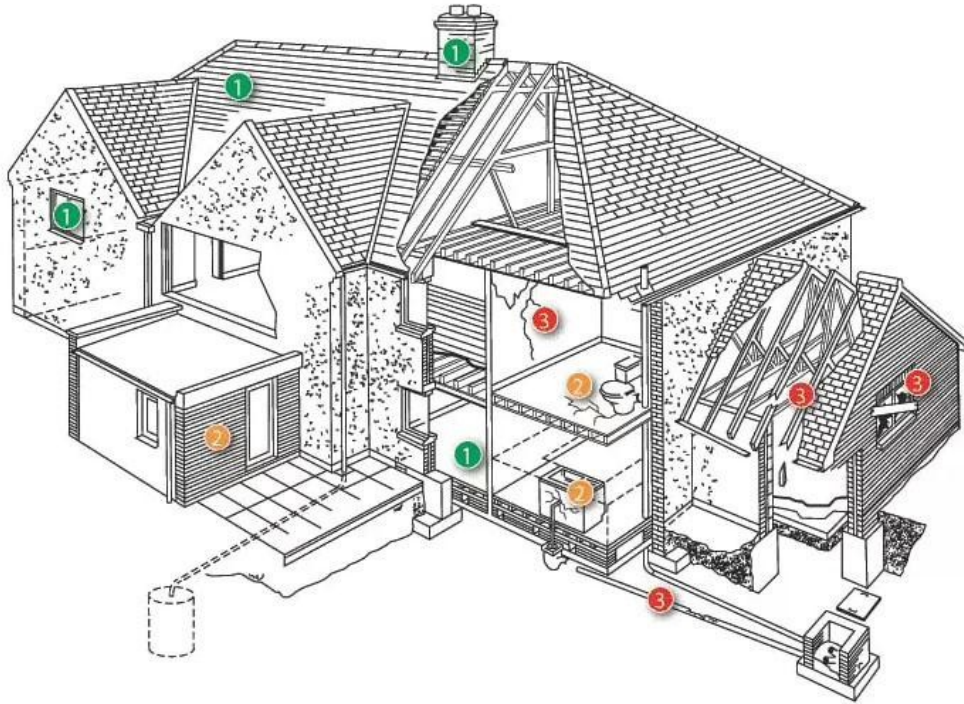


HomeCheck™



HomeCheck Property Review

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

Property address: 35 Fielding Road, S6 1SD

Date: 21 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-fronted mid-terrace house is in good condition for its age, and presents as a well-maintained and extensively renovated Sheffield terrace throughout.

The items identified are minor and localised, and are mostly decorative or maintenance matters rather than repairs. The two points worth planning for are cracked kitchen floor tiles over a slightly moving subfloor, and a couple of small internal stain/damp areas whose source is best confirmed before redecorating.

In practical terms the property needs sensible upkeep rather than repair or refurbishment work.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. Some hairline cracking at plasterboard junctions in the attic room is typical for a property of this age and type.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Several kitchen floor tiles have hairline cracks, with audible movement underfoot from the subfloor beneath.
- A darkened stain is visible at a wallpaper seam and adjacent coving in bedroom one, and damp discolouration with paint bubbling is present to the attic chimney breast; the source of each is best confirmed before redecorating.

● Ongoing Maintenance / Improvement

- Minor timber decay is visible to the lower sills of the rear porch, redecorated but flaking in places.
- Minor scuffing, plaster nicks and small cosmetic blemishes are present to several internal areas.
- The cellar is dry for a Sheffield cellar, with some mould to the ceiling that would benefit from improved airflow.
- There is no mechanical extraction to the bathroom, though no signs of damp, mould or condensation were noted.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £700 – £1,400
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £750 – £1,250+
(optional upgrades and general improvements depending on preference)

What This Means

The key point is that this is not a repair or refurbishment project. The house has been extensively renovated and presents very well, and most of what was noted is decorative or routine upkeep that can be dealt with at leisure.

The two matters worth attention are the cracked kitchen floor tiles over a moving subfloor, and the small internal stain areas in bedroom one and the attic. Neither is serious, but the damp areas are best confirmed as active or historic before redecorating, so the work is done once. The remaining items are minor and typical for a property of this age and type.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The roof and ridge appear sound to both front and rear slopes, with no visible issues. The chimney stacks, and their pointing, also appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The guttering and downpipes, front and rear, appear sound. The soil stack and visible drainage to the rear also appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The stonework, brickwork and pointing appear sound to the front, painted rear and the ginnel elevation, with no visible issues. The rear painted finish is also sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Windows & External Joinery

● Ongoing Maintenance / Improvement

The property is fitted with wood-effect UPVC double-glazed windows and a UPVC composite front door, all of which appear sound.

To the rear is a small timber porch with a slate roof. It appears mostly sound, but the lower sill timbers show minor decay and have flaked in a couple of places despite redecoration.

What's likely required:

- Replace the affected sill timbers to the rear porch over time; monitor in the meantime

Typical cost guidance: £150 – £300

Internal Condition

● Routine Repair

A darkened stain is visible at a wallpaper seam on the external wall of bedroom one, roughly an inch wide, with similar marking to the underside of the coving above. There is no obvious cause; it may be damp, an earlier repaint, or another source.

In the attic room the chimney breast shows damp discolouration and some paint bubbling, with minor water staining to one ceiling corner nearby. This may or may not be ongoing.

Both areas are best confirmed as active or historic before redecorating, then stain-blocked, refinished and monitored to check they have been dealt with.

What's likely required:

- Confirm whether the bedroom one and attic damp areas are active or historic
- Stain-block, make good and redecorate the affected areas, then monitor

Typical cost guidance: £300 – £600

Investigation of damp source, if required: £150 – £300

● Ongoing Maintenance / Improvement

The living room, dining area, hall, landing, bedrooms and second-floor stairway are all in good decorative condition. Noted only are very minor wallpaper crinkling to one dining-area corner, minor scuffing and plaster nicks to the stairways, a small hole at an under-stairs light switch plate, a popped screw head beneath the attic Velux, and hairline cracks at attic plasterboard junctions.

The cellar is a typical untanked Sheffield cellar and is notably dry, with some peeling of plaster and paint to the walls that is to be expected below ground. Some mould is present to the ceiling.

What's likely required:

- Minor filling, touch-ups and decorative making good to the areas noted, as desired
- Improve airflow to the cellar to reduce ceiling mould

Typical cost guidance: £400 – £600+

Kitchen & Bathroom

● Routine Repair

The kitchen is a relatively modern fitted kitchen in good condition. Several floor tiles have hairline cracks, and there is audible movement underfoot from the subfloor beneath them.

What's likely required:

- Lift and re-lay the affected floor area, securing the subfloor and renewing the cracked tiles

Typical cost guidance: £400 – £800

● Ongoing Maintenance / Improvement

The bathroom has a corner bath with shower over, WC, basin and radiator, all of which appear sound. There is minor black mould to the sealant behind the basin. There is no mechanical extraction, though no signs of damp, mould or condensation were noted.

What's likely required:

- Clean the sealant behind the basin
- Fit a mechanical extractor if desired, to reduce condensation risk over time

Typical cost guidance: £50 – £150

Extractor fit, if desired: £200 – £350

Services

● Ongoing Maintenance / Improvement

The mains cold water stopcock, gas meter, electricity meter and consumer unit are in the cellar and appear visually sound.

What's likely required:

- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

There is no front garden; the property faces directly onto the pavement. The rear garden is patio with brick beds, a shed and timber fencing, all of which appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Confirm whether the bedroom one and attic damp areas are active or historic before redecorating.
- Stain-block, make good and monitor the affected internal areas.
- Re-lay the cracked kitchen floor tiles and secure the subfloor beneath.
- Replace the decayed rear porch sill timbers over time.
- Improve airflow to the cellar to reduce ceiling mould.
- Complete minor cosmetic touch-ups to walls, ceilings and stairways as desired.
- Carry out standard gas and electrical checks as part of normal purchase due diligence.

Practical Context

This is a typical Sheffield stone-fronted terrace, but it presents better than average, having been extensively renovated internally and holding good decorative condition throughout.

The internal stain and damp areas in bedroom one and the attic are minor, but confirming whether they are active or historic before redecorating means the work is done once. The kitchen floor is the one physical repair worth planning; the remainder is sensible upkeep.

Overall, the property needs a modest amount of maintenance rather than any significant repair or 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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