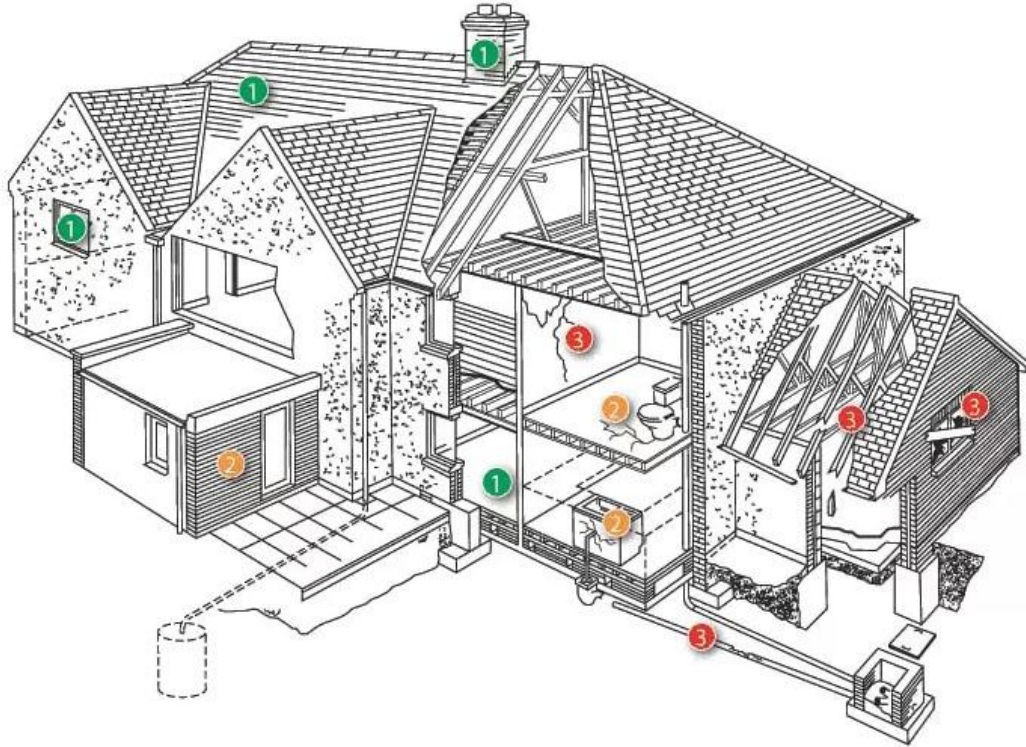


HomeCheckTM



HomeCheck Property Review

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

Property address: 29 Wynyard Road, S6 4GB

Date: 16 June 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 property appears to be in **below-average condition** for its age, with the main concerns relating to slipped and missing slates, visible water ingress at upper level, localised damp to several internal walls, and a generally tired level of internal finish.

There are no obvious signs of major structural failure from the areas inspected, although there is some movement cracking around the bay which appears likely to be longstanding rather than recent. Overall, this looks like a house needing early roof-related repairs and a sensible programme of follow-on maintenance and updating, rather than more extensive works.

Summary of condition

● Structure

- No obvious signs of major structural movement are noted to the main house.
- Cracking is visible above the bay window and appears consistent with historic bay movement.
- The garden retaining wall shows some bulging, likely due to lateral ground pressure, but no obvious imminent failure is noted.

● Priority Repair

- Several slipped and missing slates are present to the main roof slopes and offshot roof, with daylight visible through the roof in the attic eaves.

● Routine Repair

- Damp staining, mould and moisture marking are present to several internal wall surfaces, particularly to the front bedroom, rear bedroom, living room bay area and attic level.
- The stonework to areas around the bay and front elevation shows localised water marking, blown or missing pointing, and efflorescence.
- There are signs of historic guttering leakage and staining to barge boards.
- Localised pointing is missing to parts of the front elevation, the bay area, the boundary wall and the rear offshot.
- The kitchen units, worktops and splashback show widespread water-related wear and delamination.
- The bathroom has mould to some grouting and sealant, ceiling staining, no extractor fan, and worn vinyl flooring.
- The boiler is showing low system pressure.
- The rear Velux double-glazed unit appears to have failed.
- The laminate flooring has some opened joints and there are localised decorative wear marks, broken scotia and cracked hearth tiles internally.
- The rear garden is poorly maintained, some boundary elements are deteriorated, and the retaining wall shows localised bulging.

Ongoing Maintenance / Improvement

- General decorative wear is visible throughout, including scuffs, marks and aged finishes.

Typical Cost Guidance

Priority Repair: £1,200 – £2,500

(items best addressed early to prevent further deterioration)

Routine Repair: £4,900 – £10,850

(typical maintenance and repairs that can be planned over time)

Ongoing Maintenance / Improvement: £2,000 – £3,000+

(optional upgrades and general improvements depending on preference)

What this means

In practical terms, this appears to be a property that needs a coordinated round of early repairs, mainly to stop further moisture getting in, followed by staged internal making-good and general improvement. The most important point is not widespread structural concern, but the fact that roof-level water entry and localised damp are already showing internally.

Once the external water-related items are addressed, the remaining works look more like typical repair, drying-out, redecoration and selective updating. For a buyer, this should be thought of as a house requiring a modest refurbishment programme and sensible maintenance planning, rather than anything more extensive.

Property Condition Overview

What was observed during inspection

Roof

Priority Repair

The main roof slopes and rear offshot roof are in average to poor condition, with several slipped and missing slates and signs of earlier patch repairs.

In the attic eaves, daylight is visible through the roof and water is collecting below, which indicates active water entry.

Ridge tiles appear sound, and the chimney masonry and pointing appear broadly sound from ground-level inspection.

What's likely required:

- Localised slate replacement to front and rear roof slopes
- Check surrounding battens and roof covering while access is in place

Typical cost guidance: **£1,200 – £2,500**

Rainwater Goods (Gutters & Drainage)

Routine Repair

Plastic replacement guttering is fitted in place of original box guttering.

There are signs of historic staining to the barge boards, and neighbouring gutter leakage may also be contributing to staining and damp patterns seen around the front elevation.

It was dry at the time of inspection, so current leakage could not be confirmed.

What's likely required:

- Check guttering and junctions during rainfall
- Clear, adjust or reseal any leaking sections as needed
- Localised making good and refinishing to stained barge boards

Typical cost guidance: **£250 – £500**

External Walls

● Routine Repair

To the front stonework there are localised areas of missing or blown pointing, particularly to the junction with the neighbouring property, below and beside the bay window.

Efflorescence and water marking are visible to sections of the front elevation, suggesting prolonged moisture exposure.

The rear offshot brickwork is in relatively poor condition, with areas of surface weathering and missing pointing.

What's likely required:

- Localised repointing to affected stone and brickwork
- Repair or stabilise weathered brick faces to the offshot as needed

Typical cost guidance: **£600 – £1,200**

Windows & External Joinery

● Routine Repair

The UPVC windows and doors appear generally serviceable.

The rear Velux window unit appears to have condensation within the glazing.

Timber barge boards show staining and would benefit from refinishing.

What's likely required:

- Replace failed Velux double-glazed unit if desired
- Prepare and redecorate exposed external timber trims

Typical cost guidance: **£600 – £1,000**

Internal Condition

● Routine Repair

There are localised areas of wear and moisture-affected finish internally, with damp staining, wallpaper lifting and some mould visible to the living room bay area, the front bedroom, the rear bedroom and the attic room.

Minor cracking is visible above the bay, which appears more consistent with historic movement than recent change.

The ground-floor laminate has opened joints in places, scotia is damaged in parts of the dining room, the hearth tiles are cracked, and an alarm box cover is loose.

Mould is visible on sealant lines around several window frames.

What's likely required:

- Localised plaster and decorative making good after moisture sources are addressed and monitor whether staining returns
- Reconnect or secure separated flooring joints where practical
- Replace broken scotia and cracked hearth tiles if desired
- Secure loose alarm box cover
- Clean and renew mould-affected sealant locally where needed

Typical cost guidance: **£1,000 – £2,000**

● Ongoing Maintenance / Improvement

The property is in generally tired decorative condition internally, with scuffs, marks and aged finishes visible in a number of areas.

This is mostly cosmetic and typical of a house that has seen regular use over time.

What's likely required:

- General redecoration throughout, as preferred
- Local filling, preparation and making good in worn areas before redecorating

Typical cost guidance: **£2,000 – £3,000+**

Kitchen & Bathroom

● Routine Repair

The kitchen is fitted but fairly aged and shows widespread wear.

Worktops, splashback panels and several cupboard fronts have visible water damage and delamination, especially around the sink area.

There are damp-stained wall areas and ceiling marking near the cooker, suggesting poor extraction.

The bathroom fittings appear functional, but there is mould to some grout and sealant, staining to the ceiling corner above the bath/shower, no extractor fan, and the vinyl floor is torn and lifting in places.

What's likely required:

- Improve kitchen extraction and ventilation
- Repair or replace damaged kitchen unit doors, worktops and splashback
- Renew bathroom floor vinyl
- Clean, renew or reseal mould-affected bathroom grout and sealant
- Install bathroom extraction or improve ventilation

Typical cost guidance: **£2,000 – £5,000** (*full kitchen replacement would be higher*)

Services (General Due Diligence)

● Routine Repair

The boiler was on at the time of inspection, though the pressure reading appeared low at around 0.5 bar.

The cellar consumer unit and visible meters appear modern and visually sound.

What's likely required:

- Service the boiler and check the cause of low pressure if it drops again after topping up
- Usual gas and electrical testing as part of the purchase process

Typical cost guidance: **£150 – £350**

Grounds & Outbuildings

● Routine Repair

The rear garden is poorly maintained and would benefit from clearing back and general tidying.

Some fencing is deteriorated, although it may belong to neighbouring properties.

The rear retaining wall shows some bulging, which appears consistent with ground pressure rather than sudden movement, but it should be kept under review.

The small front yard is acceptable overall, with only minor localised pointing loss to one boundary wall.

What's likely required:

- Garden clearance and general tidying
- Minor boundary repairs where ownership and responsibility sit with the property
- Ongoing monitoring of the retaining wall for any notable change

Typical cost guidance: **£300 – £800**

Practical Next Steps

- Address the missing and slipped slates, and close the roof opening visible from the attic
 - Check rainwater goods during rainfall and deal with any active leakage
 - Carry out localised repointing to exposed wall areas, particularly around the bay and offshot
 - Improve ventilation and extraction to the kitchen and bathroom
 - Allow damp-affected internal areas to dry, then carry out localised making good and redecoration
 - Service the boiler and confirm the reason for low pressure if it persists
 - Tidy the garden and keep the retaining wall under review for any meaningful change
-

Practical Context

This appears to be a typical older Sheffield terrace where a number of moderate items have come together at once. The main priority is to stop water getting in, because once that is controlled, much of the remaining work becomes more manageable and can be phased over time.

The property does not appear unusual from a structural point of view based on the visible areas, but it does appear to need more than simple cosmetic touching-up. Buyers should allow for a sensible first round of repairs, followed by staged updating where preferred.

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