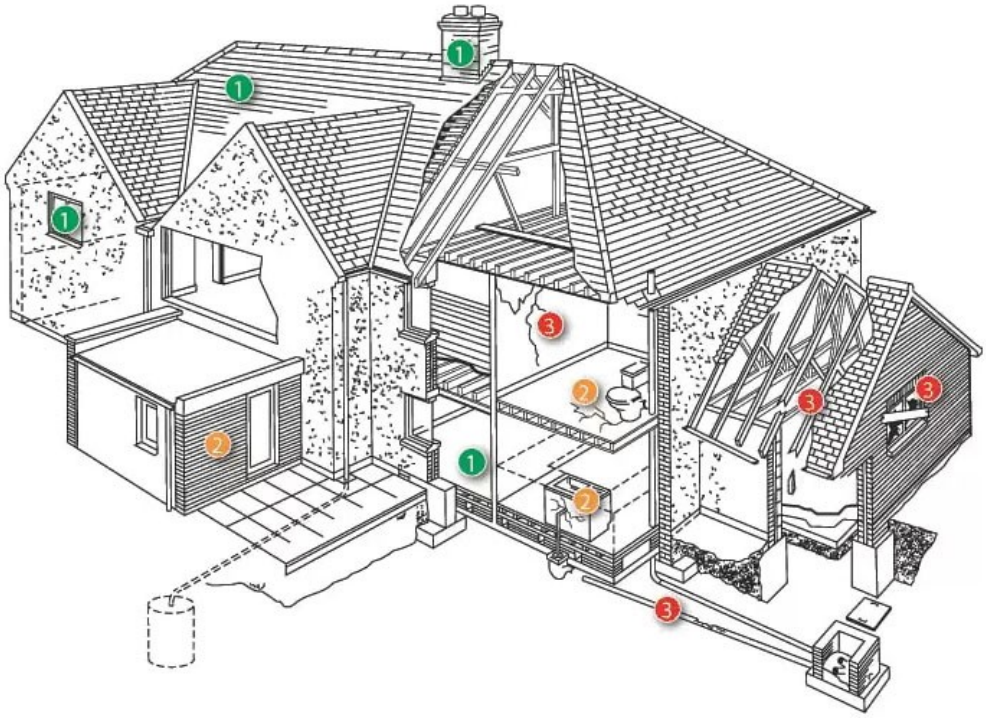
HomeCheck™



HomeCheck Property Review

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

Property address: 18 Lennox Road, S6 4FL

Date: 9 November 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 below-average condition for its age, and presents as a structurally sound terrace that has fallen behind on its external maintenance.

The main issue is water getting into the building at several separate points, which is causing localised damp and mould inside. Alongside this there are some electrical loose ends to make safe and a backlog of external decoration. None of the findings is structural, and most are typical for an older Sheffield terrace.

Overall, the property needs a planned, coordinated round of repair and maintenance rather than refurbishment.

Summary of Condition

Structure

- No obvious signs of ongoing structural movement were noted. Cracks at the living room bay ceiling and the front bedroom wall corner appear historic, which is typical for a property of this age.

Priority Repair

- A missing slate and slipped slates to the rear roof slope, a gap beneath the offshot verge, and missing pointing to the chimney stack.
- Wet, weathered stonework to the front wall, missing pointing to the offshot end wall, and a likely leak at the rear box gutter corner.
- Active damp and mould internally, most extensive to the front living room wall, with further areas in the rear bedroom, bathroom, dining room and attic rooms.
- Cut-off ceiling light cables and exposed cable ends in the cellar, with no way of telling whether they are live, and a loose consumer-unit cover.

Routine Repair

- Weathered paint to all timber windows, doors, the front box gutter and barge board, with sections of barge board missing.
- A hole through the rear door where the handle and lock have been removed.
- A loose bathroom floor covering and an unsealed sink unit against the kitchen windowsill.

Ongoing Maintenance / Improvement

- The original roof covering is serviceable but likely to need replacing within around 10 years.
- General wear to decoration, worn painted floors in the living room and kitchen, and condensation mould to both Velux reveals.
- A dated, homemade kitchen, an untidy rear garden, and an outhouse with minor roof and pointing repairs.

Typical Cost Guidance

- **Priority Repair:** £3,100 – £5,700
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £2,500 – £4,500
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,900 – £3,800
  (optional upgrades and general improvements depending on preference)

What This Means

The key point is not one major defect, but water getting in at several points: the roof and chimney, the rear gutter corner, the front wall and the offshot. Each is a modest repair on its own. The internal damp will not settle until these sources are dealt with, so the outside should be fixed first, and the internal making good left until the walls have dried out.

Buyers should expect to carry out a coordinated set of repairs rather than isolated fixes. Much of the external work, including the roof, chimney, barge board, pointing and window redecoration, needs high-level access, so arranging it together will keep costs down. The cut-off and exposed cables should be checked and made safe straight away. The original roof is a matter for future budgeting rather than a current defect.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Priority Repair

To the rear slope, one slate appears to be missing near the chimney stack and a couple of others have slipped. Mortar is missing from the offshot verge, leaving a significant gap beneath the edge of the roof covering. Pointing is missing to the chimney stack above roof level.

There is evidence of water having come down the chimney breast internally, and damp staining around the chimney breast in both attic rooms. These may relate to the stack and the missing slate (see Internal Condition).

What's likely required:

- Replace the missing slate and refix the slipped slates
- Re-bed the offshot verge and repoint the chimney stack, checking whether water is still entering at the stack

Typical cost guidance: £500 – £1,000

● Ongoing Maintenance / Improvement

The roof appears original, with visible previous repairs and a few broken slate corners to the front. It appears serviceable, but is likely to need replacing within the next 10 years or so.

What's likely required:

- Budget for future replacement

Typical cost guidance: No immediate cost anticipated

Future re-roof allowance (not immediate): £6,000 – £10,000+

Rainwater Goods (Gutters & Drainage)

● Priority Repair

At the corner between the offshot and the rear wall of the house there is dark staining, white efflorescence and green algae running down to ground level. This suggests the box gutter is leaking at this corner, and it lines up with damp in the rear bedroom.

The front timber box gutter is covered under Windows & External Joinery. The soil pipe and drainage appear sound.

What's likely required:

- Repair the box gutter at this corner and confirm the repair during rainfall

Typical cost guidance: £200 – £400

External Walls

● Priority Repair

Around the bay window and front door the stonework is heavily weathered and looked wet on a dry day, with stone dust collecting on the ground beneath. There is no obvious cause. This lines up with the most extensive internal damp, in the front living room.

Pointing is missing in places to the front at first-floor level near the barge board, and to the end wall of the offshot, especially at first-floor level, where it may be contributing to damp in the bathroom. The remaining stonework and brickwork appear sound.

What's likely required:

- Establish why the front stonework is holding water and address the cause before internal repairs
- Repoint the missing areas to the front and the offshot end wall

Typical cost guidance: £500 – £1,000

Windows & External Joinery

● Routine Repair

The windows, doors, front box gutter and barge board are all timber. The paint is weathered throughout, worst to the front first-floor window, where around a quarter of it has gone, and peeling to the bay sill, front door and frame, and bathroom window. Gaps in the trim at the bottom of the kitchen window will let water in.

Around 30 cm of barge board is missing at one end and 5–10 cm where it meets number 20, leaving an opening into the roof space. The condition of the timber behind could not be seen from the ground.

The rear door has had its handle, lock and latch removed, leaving a hole through the door.

What's likely required:

- Prepare and refinish all external timber, including the front gutter and barge board, and close the kitchen window trim gaps
- Replace the missing barge board sections
- Fit a handle and lock to the rear door

Typical cost guidance: Redecoration and repairs: £2,000 – £3,500

Rear door handle and lock: £100 – £200

Barge board replacement, including removing and refixing the gutter (if required): £1,500 – £3,000

Internal Condition

● Priority Repair

The front living room wall between the bay and the front door is significantly damp, with paint and plaster bubbling, efflorescence near floor level, and black mould to the plaster around the bay and to the timber panelling beneath it.

Further damp staining, mould or paint bubbling is present beside the rear bedroom window, to the bathroom corners and around its window, where the window timber also shows water damage, to the dining room chimney breast and beneath its window, and around the chimney breast and purlins in both attic rooms. Mould behind the WC cistern may partly be due to wet flannels held against the wall.

What's likely required:

- Once the external sources are fixed and the walls have dried, treat the mould, make good damp-affected plaster and redecorate
- Repair the water-damaged bathroom window timber and refix the loose skirting to the dining room chimney breast

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

● Ongoing Maintenance / Improvement

Decoration is in reasonable condition, with general scuffs, marks and unfinished fixing holes. The painted living room floor is worn in places.

There is a crack across the ceiling where the bay joins the house, and one up the front bedroom wall corner and along the ceiling junction next to number 20. Both appear historic.

Both attic Velux reveals show condensation-related mould. The cellar is untanked but drier than average for a Sheffield cellar, and the visible joists appear dry and sound.

What's likely required:

- Fill, touch up and redecorate, and refinish the living room floor
- Monitor the cracks: photograph and recheck at 6 and 12 months, or fill them and see whether they return
- Clean the Velux reveals and keep the attic rooms ventilated

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

Kitchen & Bathroom

● Routine Repair

The bathroom's wooden tile floor is loose and moves underfoot. In the kitchen, the sink unit stands against the windowsill with no sealant between them, so water can run down behind.

What's likely required:

- Fix down or replace the bathroom floor covering
- Seal the sink unit to the windowsill

Typical cost guidance: £400 – £800

● Ongoing Maintenance / Improvement

The kitchen is a homemade, semi-fitted kitchen of some age. The painted concrete floor is worn, paint is flaking beside the window, and there is an unusual round stain about 50 cm up the wall by the dining room door, of unknown origin. In the bathroom, knots are showing through the cupboard panelling.

What's likely required:

- Repaint the kitchen floor, make good the flaking paint and monitor the stain
- Seal the knots and repaint the bathroom panelling
- Replace the kitchen if desired

Typical cost guidance: £300 – £600

Kitchen replacement (optional): £8,000 – £12,000+

Services (General Due Diligence)

● Priority Repair

The ceiling light cables in the living room and dining room have been cut off with no fitting, and several cables hang in the cellar with exposed ends. It is not possible to tell whether these are live. The consumer unit is an old rewirable-fuse type with a loose cover.

What's likely required:

- Electrician to check, make safe or remove the cut and exposed cables, and refix the consumer unit cover
- Full electrical inspection, given the age of the consumer unit

Typical cost guidance: £400 – £800

Consumer unit replacement (if recommended): £600 – £1,000

● Ongoing Maintenance / Improvement

The gas meter and immersion heater appear visually sound.

What's likely required:

- Gas safety check as part of the normal purchase process

Typical cost guidance: £100 – £200

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front yard and boundary appear sound. The rear garden needs the grass cutting and some timber debris removing.

The rear outhouse (not accessed internally) has a couple of slipped slates, a small hole at the bottom of the roof and some missing pointing. The door lintel is flaky on the surface but solid. Whether to repair depends on how much a dry store matters.

What's likely required:

- Cut the grass and clear the debris
- Refix the outhouse slates and repoint, if a dry store is wanted

Typical cost guidance: Garden tidy: £200 – £400

Outhouse repairs: £300 – £600

Practical Next Steps

- Have an electrician check and make safe the cut and exposed cables, refix the consumer unit cover and carry out a full electrical inspection.
- Arrange one high-level access visit for the roof slates, offshot verge, chimney pointing, barge board and front redecoration.
- Repair the rear box gutter corner and confirm it during rainfall.
- Establish why the front stonework is holding water, and repoint the missing areas to the front and the offshot end wall.
- Once the sources are fixed and the walls have dried, treat the mould and make good damp-affected plaster internally.
- Refinish the remaining external timber and fit a handle and lock to the rear door.
- Fix down the bathroom floor, seal the kitchen sink unit, and monitor the historic cracks over 6 to 12 months.
- Carry out a gas safety check, and budget for re-roofing within around 10 years.

Practical Context

This is a typical Sheffield stone terrace that is structurally sound but has fallen behind on external maintenance. The damp inside appears to be mainly the result of water getting in from outside at specific points.

Damp in older stone houses is best tackled from the outside in: fix the roof, gutters and pointing, let the walls dry, then make good inside. The drier-than-average cellar and the dry, sound joists are reassuring.

With the external work done as one coordinated programme, the property should settle into normal ongoing maintenance, with the roof the main item to budget for in future.

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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