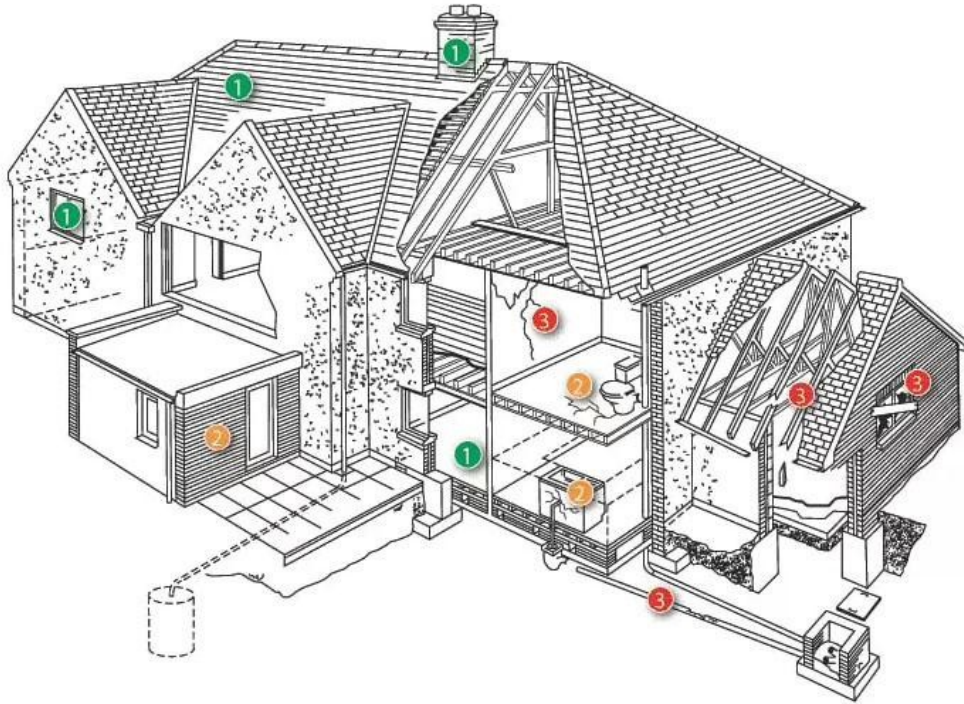


HomeCheckTM



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 Cleveland Street, S6 3JB

Date: 10 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 brick-built end-terrace house is in average condition for its age, and presents as a sound and reasonably well-kept property throughout.

The items identified are mostly minor and localised, spread across routine repairs and cosmetic upkeep rather than concentrated in any single major fault. The recurring themes are localised damp and condensation marking, a few failed double-glazed units, and general decorative wear, none of which points to significant underlying trouble.

In practical terms this is a property needing a planned set of modest repairs and ongoing maintenance, not refurbishment-scale work.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. Some wet rot is present to joist ends in the cellar; it is not currently affecting structural support and is a monitoring item.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Plant growth is blocking one end of the front gutter and needs clearing.
- Bathroom waste pipes to the rear are sagging and need re-clipping or renewing.
- A short run of pointing is missing above the rear bathroom window.
- A section of trim to the front bay window has detached, giving a possible water entry point.
- Three double-glazed units (one to bedroom two, two to the attic) have failed with internal condensation.
- The laminate flooring lacks a threshold at the kitchen doorway, lifting the board ends and causing a minor trip.
- Several kitchen floor tiles are cracked.
- Localised bathroom items: a cracked tile, failed sealant and grout to the shower enclosure, and a rusting radiator.
- Wet rot is present to cellar joist ends and should be monitored, with timber renewal likely in time.

● Ongoing Maintenance / Improvement

- General decorative wear (scuffs, minor marks and lifting wallpaper) across most rooms.
- Localised low-level damp to the ground-floor retaining wall, consistent with the below-ground level and best monitored.
- Several poor-finish items: a covered switch, a repainted patch to bedroom one, uneven bathroom plaster and knots showing through skirting paint.
- The partly removed front boundary wall is untidy where it steps down and could be tidied for appearance.
- The cellar holds damp debris and wet silt that would benefit from clearing.
- No extractor fan to the bathroom.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £1,450 – £2,800
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,250 – £2,200
(optional upgrades and general improvements depending on preference)

What This Means

The main point for a buyer is that this property does not present as a project. The issues are numerous but individually small, and most are the ordinary consequence of an older terrace being lived in: a little damp against a below-ground wall, some condensation marking, a handful of failed window units and general wear. None of it points to a serious underlying problem.

The sensible approach is to plan the routine repairs as one coordinated round of work rather than treat them as separate jobs, then deal with the decorative and optional items over time as preference and budget allow. The cellar wet rot is the one item worth keeping under review, but on the visible evidence it is a monitoring matter today, not an immediate repair.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The front and rear roof slopes, the rear dormer, and the brickwork and pointing to both chimneys all appear sound, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Routine Repair

The gutters, downpipes, soil pipe and boiler flue generally appear sound. Plant growth is present in the front gutter, overhanging one end, and should be cleared before it causes a blockage.

The bathroom waste pipes run diagonally across the rear elevation and are visibly sagging. They are not holding standing water, but should be re-clipped or renewed so they run supported and do not detach. The black paint to these pipes and the soil pipe is flaking, which is appearance only.

What's likely required:

- Clear the plant growth from the front gutter
- Re-clip or renew the sagging rear bathroom waste pipes so they are properly supported

Typical cost guidance: £300 – £600

External Walls

● Routine Repair

The brickwork and pointing to the front, rear and chimneys appear sound, and the painted front elevation appears sound overall.

A short run of pointing (three or four courses) is missing above the rear bathroom window lintel, and would benefit from making good.

What's likely required:

- Repoint the missing section above the rear bathroom window

Typical cost guidance: £150 – £300

Windows & External Joinery

● Routine Repair

The property is fitted with white UPVC double-glazed windows and doors, which mostly appear sound.

A section of trim to the top of the front bay window has detached at one edge, giving a possible point of water entry. It may be decorative rather than a weathering trim, but is best refixed either way.

Three double-glazed units have failed with internal condensation and would benefit from replacement: one to bedroom two and both units to the attic window.

What's likely required:

- Refix the detached trim to the front bay window
- Replace the three failed double-glazed units (bedroom two and attic)

Typical cost guidance: £450 – £800

Internal Condition

● Ongoing Maintenance / Improvement

The living room, hallway, landing, staircases and bedrooms are in good to reasonable decorative condition overall, with minor scuffs, marks and some lifting wallpaper typical of ordinary use.

There are very minor signs of damp to the ground-floor retaining wall (the wall carrying the radiator, which sits below ground level) at the skirting near the doorway, and a faint matching mark internally by the front door. These are slight and best monitored rather than repaired now.

A number of poor-finish items are present: a covered-over switch by the cellar door left unfinished, a repainted patch to the bedroom-one front wall that does not match, uneven plaster to the bathroom walls, and knots showing through the bedroom-one skirting paintwork. These are appearance only and can be brought up to standard as desired.

The attic door binds and could be eased so it closes cleanly.

What's likely required:

- Ease the binding attic door
- Redecoration and localised making good to worn and poorly finished areas as desired
- Keep the retaining-wall areas ventilated and monitor the low-level damp

Typical cost guidance: £800 – £1,400

Kitchen & Bathroom

● Routine Repair

The kitchen is a relatively modern fitted kitchen with a newer combi boiler, all appearing sound. Several floor tiles are cracked (some broken, others hairline) and would benefit from renewal. There is damp-related marking to the skirting and lower wall along the shared retaining/cellar wall, brown staining to the cellar and hallway door paintwork, and black mould to the sink sealant, all consistent with the below-ground conditions and best cleaned and made good.

The bathroom is in reasonable order with a bath and shower over. There is one cracked tile, mould to the shower sealant and grout with some sealant lifting from the bath, a rusting radiator with flaking paint, and minor mould to the skirting. The room has no extractor fan.

What's likely required:

- Renew the cracked kitchen floor tiles
- Clean and make good the damp-related marking to the kitchen retaining wall, skirting and sink sealant
- Renew the shower sealant and grout and address the cracked tile
- Ease and repaint or replace the rusting bathroom radiator

Typical cost guidance: Typical cost guidance: £550 – £1,100

Extractor fan to the bathroom (optional): £200 – £350

Services

● Ongoing Maintenance / Improvement

The combi boiler, gas and electricity meters, water meter and consumer unit are all visible and appear sound.

What's likely required:

- Confirm boiler servicing history
- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front and rear yards (mostly astroturfed), boundary walls, fencing and paved paths appear sound. The front boundary wall has been mostly removed; the remaining stepped-down section where it meets the neighbour is sound but untidy, and could be trimmed or refinished to look more intentional.

The cellar is in average condition for a Sheffield terrace and appears drier than most, though wet silt at the foot of the steps limited full access and suggests past flooding. Some floor joists have already been renewed, which is a good sign; wet rot is present to a few joist ends including one replacement, to the front wall. It is not currently affecting structural support but should be monitored, with timber renewal likely in time. Clearing the damp debris and wet silt would help reduce moisture in the space.

What's likely required:

- Tidy the remaining front boundary wall stub for appearance if desired
- Clear the cellar of damp debris and wet silt to reduce moisture
- Monitor the wet rot to cellar joist ends over time

Typical cost guidance: Typical cost guidance: £300 – £500

Future joist-end timber renewal (not immediate): £300 – £1,000

Practical Next Steps

- Clear the front gutter and re-clip or renew the sagging rear bathroom waste pipes.
- Refix the front bay window trim and replace the three failed double-glazed units.
- Repoint the short missing section above the rear bathroom window.
- Renew the cracked kitchen floor tiles and fit a threshold at the kitchen doorway.
- Renew the shower sealant and grout, address the cracked bathroom tile and rusting radiator, and consider an extractor fan.
- Clear the cellar debris and wet silt, and monitor the wet rot to the joist ends.
- Complete decorative making good and poor-finish tidying throughout as preference allows.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a typical Sheffield end-terrace built into a hillside, and much of what was noted follows directly from that: a retaining wall below ground level on one side brings a little damp to the adjoining skirtings and door reveals, and the cellar shows the marks of past water. The property handles these better than many comparable terraces, and the internal spaces present well.

The condensation-related marking in the bathroom, kitchen and elsewhere, and the failed window units, are common in properties of this age and are managed through ventilation, localised repair and routine renewal rather than major work.

The one item to carry forward is the cellar wet rot. On the visible evidence it is a monitoring matter, helped by clearing the space and keeping it drier; budgeting for joist-end renewal in due course is sensible, but nothing suggests it needs doing now.

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