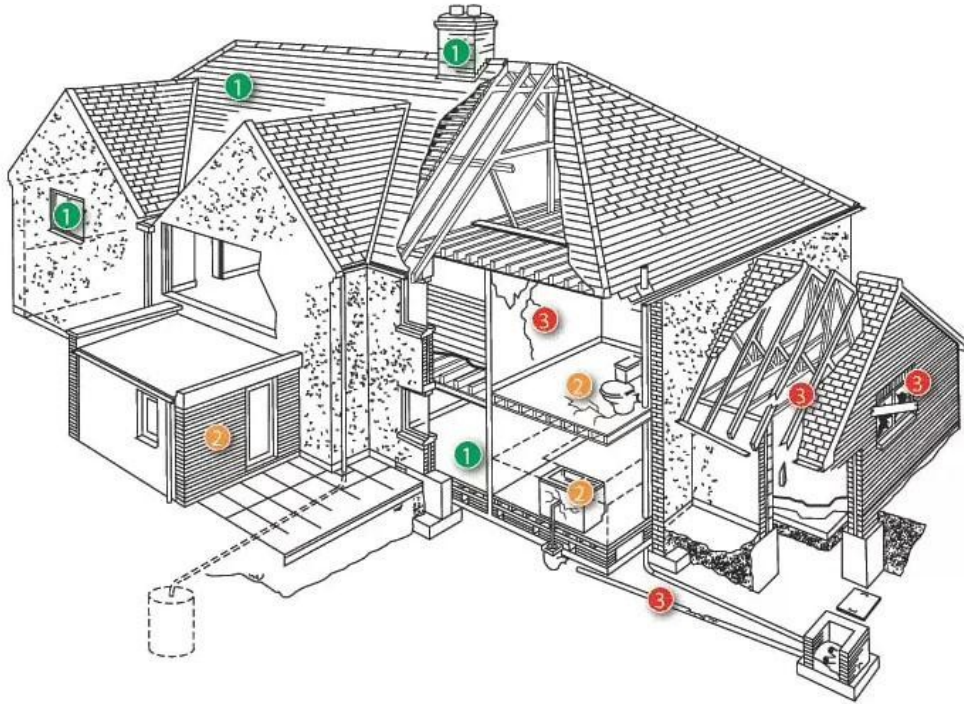


HomeCheck™



HomeCheck Property Review

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

Property address: 58 Bell Hagg Road, S6 5BS

Date: 19 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 mid-terrace house is in good condition for its age, and presents as a sound, well-kept Sheffield terrace throughout.

The issues identified are minor and localised. A couple of gutter joints are leaking, with one currently dripping over the front door, and there are a small number of routine repairs to the kitchen and bathroom. Everything else is cosmetic or optional decorative work.

In practical terms the property needs a modest amount of sensible upkeep rather than any significant repair or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. The hairline cracking seen at various wall, ceiling and plasterboard junctions is cosmetic and typical for a property of this age.

● Priority Repair

- Two gutter joints are leaking to the front, one of which is currently dripping onto the porch over the front door.

● Routine Repair

- Missing sealant behind the kitchen worktop to the rear wall, above the sink, with a plausible route for water ingress.
- Black mould to the wall behind the kitchen units, most likely condensation-related.
- Several minor bathroom items: split shower hose and rail fitting, a loose towel radiator fixing, and missing grout with one cracked floor tile.
- Flaking paint to the lintel above the front ground-floor window.

● Ongoing Maintenance / Improvement

- Ridge mortar appears open in places, though a dry-ridge system likely sits beneath; monitor only.
- Various minor decorative items throughout: lifting wallpaper edges, unfinished areas behind radiators, filled and undecorated patches, and staining to be stain-blocked and monitored.
- The kitchen floor Scotia sits proud of the new floor level and could be refitted.

Typical Cost Guidance

- **Priority Repair:** £150 – £300
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £650 – £1,200
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £800 – £1,500+
(optional upgrades and general improvements depending on preference)

What This Means

The key point for a buyer is that this property does not present as a project. It is structurally sound and well kept, and the great majority of what was noted is cosmetic decorative work that can be done at leisure and to preference.

The items worth attending to fairly promptly are the leaking gutter joints and the missing kitchen worktop sealant, as both involve water. The remaining repairs to the kitchen and bathroom are small and routine. The various decorative points are typical of a lived-in terrace of this age and can be planned as ordinary upkeep.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The concrete tile roof appears sound to both front and rear slopes.

The ridge tiles do not appear to overlap, which suggests a dry-ridge system beneath the concrete ridge. If so, the mortar between and beneath the ridge is not essential to weathertightness. No signs of damp were noted internally at ridge level, though the roof space could not be accessed to confirm.

What's likely required:

- Monitor the ridge over time; no immediate action needed if a dry-ridge system is confirmed beneath

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Priority Repair

The black plastic guttering, downpipe and soil pipe generally appear sound.

Two joints are leaking to the front. At the junction between 58 and 60, where plastic meets cast iron, the bargeboard beneath is visibly wet and its paintwork is flaking. A second plastic joint over the front door is currently dripping onto the porch below.

The equivalent rear joint between 58 and 60 was not leaking at the time of inspection.

What's likely required:

- Reseal or repair the two leaking front gutter joints
- Allow the wetted bargeboard to dry, then make good the flaking paintwork

Typical cost guidance: £150 – £300

External Walls

● Ongoing Maintenance / Improvement

The brickwork and pointing appear sound to both front and rear elevations, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Windows & External Joinery

● Routine Repair

The windows and external doors are white UPVC, double glazed, and appear sound throughout. Paint to the lintel above the front ground-floor window is peeling and flaking and would benefit from preparing and repainting.

What's likely required:

- Prepare and repaint the flaking front lintel

Typical cost guidance: £150 – £300

Internal Condition

● Ongoing Maintenance / Improvement

The hallway, living room, landing, stairway and bedrooms are all in good to reasonable decorative condition and are structurally sound. The recurring points are cosmetic: lifting wallpaper edges in several rooms, hairline cracking at wall, ceiling and plasterboard junctions (most likely lifted paper or filled joints rather than movement), and scuffed or filled patches needing redecoration.

Behind the radiators in the living room and bedroom three the wall has not been stripped and finished, leaving a visibly rough, unfinished area; these could be skimmed and decorated to match. The understairs cupboard has holes in plaster and undecorated sections needing decorative making good.

In bedroom one there is staining to the paint along wall and ceiling junctions, with no obvious cause; a stain block and redecoration is sensible, monitoring afterwards to confirm there is no water source. A window reveal in bedroom two has lifted wallpaper, likely condensation-related.

What's likely required:

- Redecorate and make good the various marked, filled and unfinished areas as desired
- Skim and decorate behind the living room and bedroom three radiators to match
- Stain-block and redecorate the bedroom one junctions, then monitor

Typical cost guidance: £800 – £1,500+

Kitchen & Bathroom

● Routine Repair

The kitchen is a modern fitted kitchen in good condition. There is no sealant or upstand behind the worktop where it meets the rear elevation wall, above the sink, giving a plausible route for water to run down behind the units. Black mould is visible to the wall behind the units at a former tumble-dryer outlet, most likely caused by lack of airflow and condensation. The recently replaced vinyl floor is sound, but the Scotia sits five to ten millimetres proud of the new floor level and could be refitted.

The bathroom is in good condition overall. The shower hose is kinked and split near the head, and a plastic fitting on the shower rail is split, which could eventually let the rail come away from the wall. One towel radiator top fixing is loose and needs tightening. There is missing grout and one cracked tile to the floor near the WC.

What's likely required:

- Apply sealant or an upstand behind the kitchen worktop to the rear wall
- Improve airflow to the former dryer outlet and treat the mould
- Replace the split shower hose and rail fitting, and tighten the towel radiator fixing
- Renew the missing floor grout and replace the cracked tile
- Refit the kitchen Scotia to the new floor level if desired

Typical cost guidance: £500 – £900

Services

● Ongoing Maintenance / Improvement

The gas boiler, gas meter, electricity meter, consumer unit, water meter and mains stopcock are all visible across the rear store and crawl space, and all 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

The front paving, steps, fencing and shrubs, and the rear garden, boundaries, steps, paving and beds, all appear sound with no visible issues.

Two garden stores are present, one beneath the rear staircase and one below the rear of the property. Both appear sound, and the lower store and connected crawl spaces are notably dry and clean for a Sheffield property of this type, though the crawl-space floor is unfinished.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Reseal or repair the two leaking front gutter joints and make good the wetted bargeboard once dry.
- Apply sealant or an upstand behind the kitchen worktop to the rear wall.
- Treat the mould behind the kitchen units and improve airflow at the former dryer outlet.
- Replace the split shower hose and rail fitting, tighten the towel radiator fixing, and renew the bathroom floor grout and cracked tile.
- Prepare and repaint the flaking front lintel.
- Stain-block and redecorate the bedroom one junctions, then monitor.
- Complete the various cosmetic touch-ups, wallpaper and behind-radiator finishing as desired.
- Confirm gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a typical Sheffield brick terrace, but it presents better than average in several respects, particularly the dry rear store and crawl spaces, which are notably clean and dry for a property of this type.

The leaking gutter joints and the missing kitchen worktop sealant are the two points involving water and are best dealt with fairly promptly, but neither is a large job. Everything else is either a small routine repair or optional decorative work.

Overall, the property needs a modest amount of sensible upkeep rather than significant repair. The loft could not be accessed on the day and is worth a look once a means of access is available.

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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