



we are  
morfittsmith

Bard Street,  
Park Hill,  
Sheffield,  
S2 5PB





**Introducing a stunning modern apartment, tucked away on the fringes of the city centre: Bard Street.**

This immaculate 1-bed features generously sized rooms and incredible views across the cityscape.







### Time to explore:

Bard Street can be found in the region of Park Hill, a charming area which borders the city centre to the east. Named after the iconic listed building complex, the Park Hill area occupies a remarkably convenient spot by the Park Square roundabout, ideal for accessing city facilities, Sheffield Station, and the practical Sheffield Parkway. Bard Street enjoys a vast array of amenities both inside and out of the city centre, including an array of dining, shopping, and handy local businesses. There is no shortage of greenery in the area despite its urban locale. Skye Edge Fields is an impressive rural expanse with a playground and allotments lending it a community atmosphere, whereas South Street Park boasts exceptional views from the iconic amphitheatre within. The Bard Street development is a secure-access building with ample parking to the front, surrounded by abundant leafy trees.







### Step inside your new home:

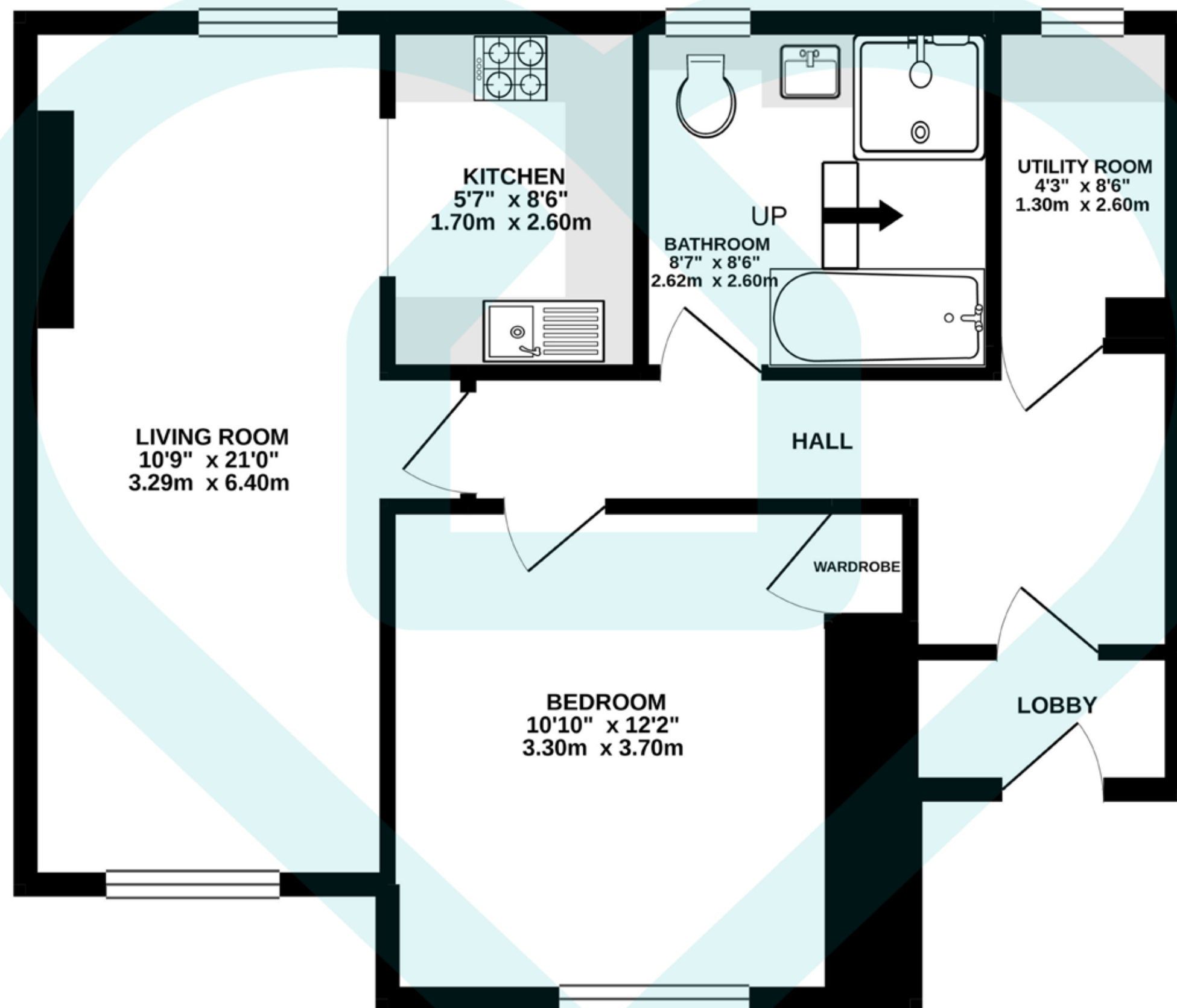
Bard Street occupies a wonderful vantage point in this delightful modern development. The apartment opens into a lobby, separated from the hallway by a door for greater privacy. The hall has attractive wooden flooring, a phone intercom, and a wide opening ideal for storing coats and shoes. Directly in front of you is a highly convenient utility room, containing the boiler and a work surface with room for white goods. This is a very practical room as it frees up even more space in the kitchen. Next is the multipurpose family bathroom, comprising of an immaculate four-piece suite with artistic mirrored tiling, a heated towel rail, and handy storage under the sink. The bedroom stands opposite, an excellent sized space with a broad window and plenty of room for a large double bed. Modern wallpaper and a striking ceiling fan lend it a great deal of character. Finally, the living space can be found at the end of the hall. This is a marvellous size with bright dual aspect and ample space for comfy seating. This lengthy room would make an ideal multifunctional space, with an alcove perfect for a cosy home office. An archway leads you through to the kitchen, a sleek modern space with pristine fittings and abundant wall and base units for storage. The opening into the living room makes this a lovely social space for preparing and eating meals together.











TOTAL FLOOR AREA : 584 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Made with Metropix,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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