





# Pickard Drive, Sheffield, S13 8EX

Offers In Region Of £120,000

1 1 1



## One Bedroom First Floor Apartment with Allocated Parking

Tucked away on the peaceful and popular Pickard Drive, this delightful one-bedroom apartment offers stylish and practical living in a fantastic Sheffield location. With allocated parking and excellent access to commuter routes, it's a superb opportunity for first-time buyers, professionals, or investors alike.

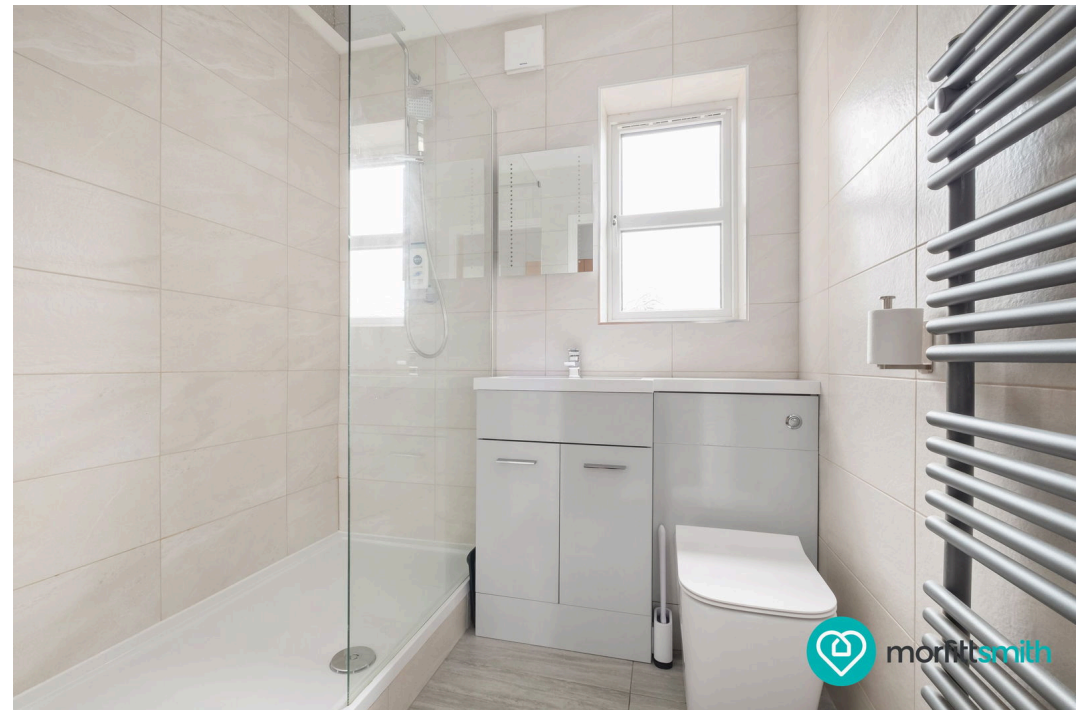
Step into a welcoming entrance hallway with built-in storage and a bright, open-plan living space. The lounge and kitchen area is thoughtfully laid out, offering plenty of room to relax and dine, with a designated kitchen zone tucked neatly to one side – ideal for entertaining or quiet evenings in.

The bedroom is light-filled and comfortably sized, with ample space for storage and furnishings. The bathroom is positioned just off the hallway and features a clean, modern finish with a walk in shower.

This first-floor gem is part of a well-maintained development with attractive green surroundings and includes its own allocated parking space.

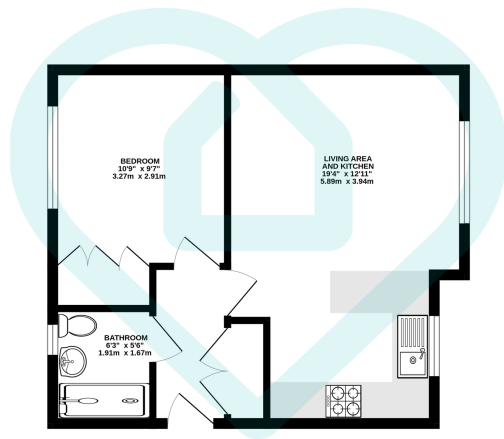
### Why We Love It:

Located in a well-connected part of Sheffield, just minutes from Handsworth and Darnall, this home enjoys easy access to the city centre, Meadowhall, the Parkway, and the M1. Whether you're commuting or working from home, this is a location that works with your lifestyle.





FIRST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Allocated off-road parking space
- Spacious open-plan kitchen and living area
- Generous double bedroom with natural light
- Useful built-in hallway storage cupboard
- Excellent access to the Parkway, M1 & Meadowhall
- First floor position in a well-kept development
- Bright and modern interior throughout
- Contemporary bathroom with walk in shower
- Quiet residential location with green surroundings
- Ideal for first-time buyers or investors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Get in touch - arrange an appointment



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