



46 York Street, Gateshead, NE10 0QL

Offers Over £85,000

Hive Estates are delighted to present this recently renovated two-bedroom ground floor flat, ideally located on York Street in Pelaw.

The property presents an excellent investment opportunity, currently generating an annual rental income of £7,800 and offering an attractive rental yield of 9.18%.

The property features a spacious and inviting living room, complete with soft grey carpets, a striking feature chimney breast, and large windows that flood the space with natural light. The modern kitchen is finished to a high standard, offering light grey high-gloss cabinets, a white metro-tiled splashback, and stylish grey tiled flooring. It comes fully equipped with an integrated oven, hob, and extractor.

To the front of the property is a generously sized double bedroom, mirroring the living room in its bright and airy feel. A second double bedroom is located at the rear, featuring neutral décor and grey carpets, making it a versatile space suitable for a home office or dressing room. The bathroom is fully tiled in white and includes a shower over the bath, basin, WC, and a chrome towel radiator.

Externally, the property benefits from a private rear yard, perfect for enjoying fresh air or entertaining guests. Situated in a convenient location, the flat is within easy reach of local Metro stations, bus links, and well-regarded schools including Wardley Primary School and Heworth Grange School.

Lounge 13'10" x 13'5" (4.22 x 4.10)

Kitchen 9'10" x 6'8" (3.02 x 2.05)

Bedroom 1 14'3" x 14'1" (4.36 x 4.31)

Bedroom 2 10'0" x 7'6" (3.06 x 2.29)

Bathroom 5'6" x 6'4" (1.70 x 1.94)

Floor Plan

Ground Floor

Approx. 64.5 sq. metres (694.4 sq. feet)

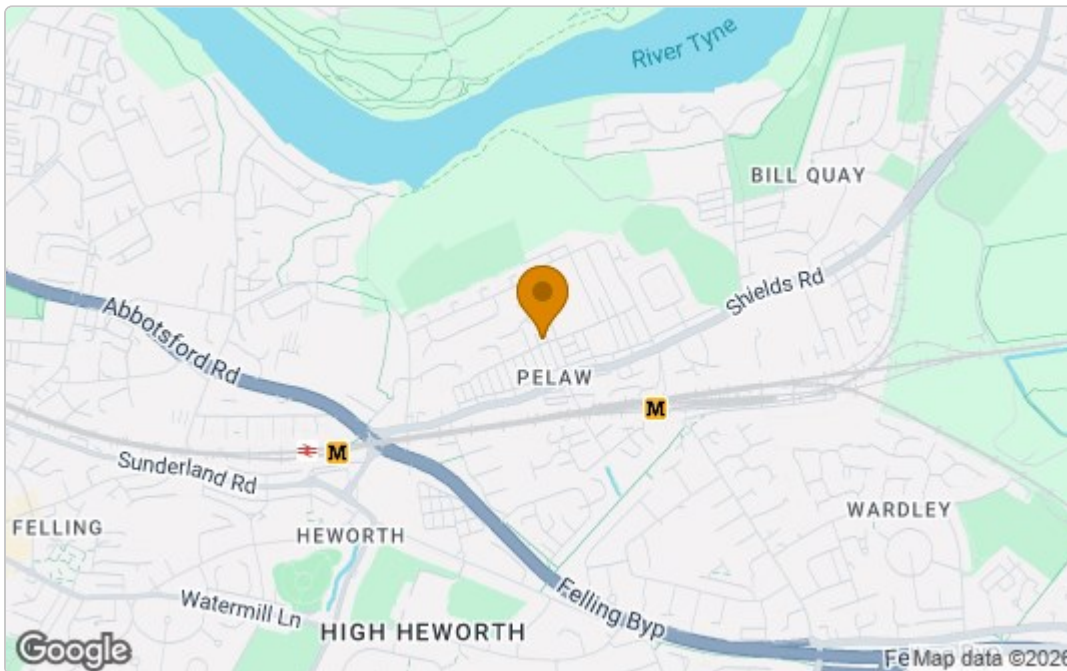


Total area: approx. 64.5 sq. metres (694.4 sq. feet)

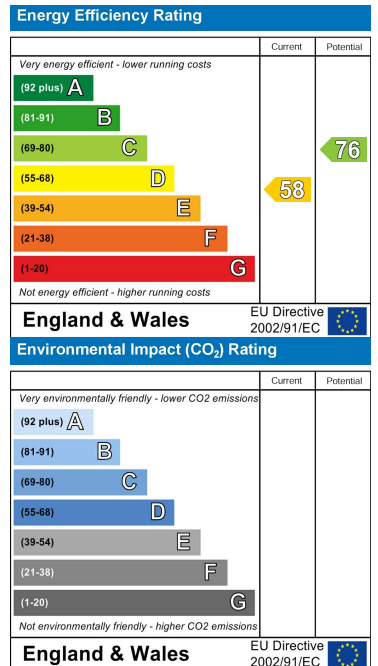
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.
Plan produced using PlanUp

Area Map

York St, Gateshead



Energy Efficiency Graph



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