



13 King John Street, Newcastle Upon Tyne, NE6 5XR

Offers Over £240,000

Hive Estates are delighted to present to the market this exceptional investment opportunity a spacious and fully tenanted five-bedroom HMO maisonette, ideally located in the highly sought-after area of Heaton, Newcastle upon Tyne. A well-established rental property in a prime student and professional location, this investment offers excellent immediate returns and strong long-term capital growth potential.

Currently let until August 2027, the property generates a monthly rental income of £2,275, totalling £27,300 per annum, this represents an impressive rental yield of 11.38%, making it a high-performing asset for any buy-to-let investor.

Arranged over two floors, the maisonette offers five generously sized double bedrooms, all neutrally decorated and furnished to appeal to both student and professional tenants. Each room is bright and well-proportioned, with large windows that provide plenty of natural light.

The kitchen features an integrated dining area, offering a sociable and functional space for tenants to cook, eat, and relax. It is fitted with modern units, durable worktops, and cooking appliances practical and easy to maintain for shared living.

The property includes two well-maintained bathrooms one with a shower over bath, WC, and basin, and the second with a shower, WC, and basin providing adequate facilities for five residents.

Externally, there is a private rear yard, offering useful outdoor space.

Located in the heart of vibrant Heaton, the maisonette is within easy walking distance of Newcastle and Northumbria Universities, as well as a wide range of local shops, cafes, bars, supermarkets, and excellent transport links including Chillingham Road Metro station and regular bus routes. Its desirable location ensures strong rental demand.

Lounge 14'11" x 13'1" (4.55 x 4.00)

Kitchen 20'8" x 8'0" (6.30 x 2.45)

Bedroom 1 10'5" x 9'10" (3.20 x 3.00)

Bedroom 2 9'2" x 11'1" (2.80 x 3.40)

Bedroom 3 10'11" x 7'6" (3.35 x 2.30)

Bedroom 4 10'9" x 20'0" (3.30 x 6.10)

Bedroom 5 9'10" x 20'0" (3.00 x 6.10)

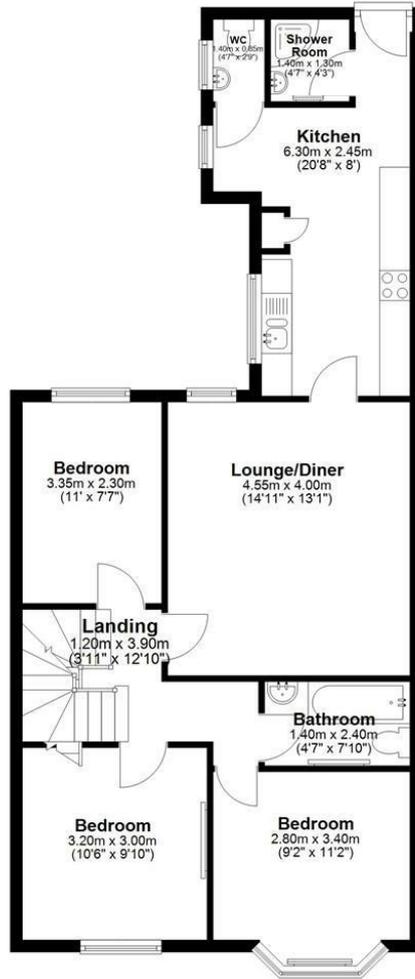
Bathroom 4'7" x 7'10" (1.40 x 2.40)

Shower room 4'7" x 4'3" (1.40 x 1.30)

Floor Plan

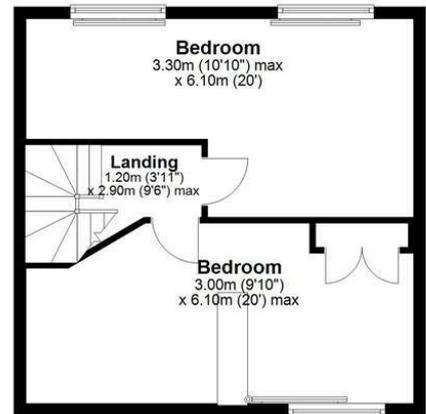
Ground Floor

Approx. 75.8 sq. metres (815.9 sq. feet)



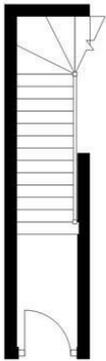
Second Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



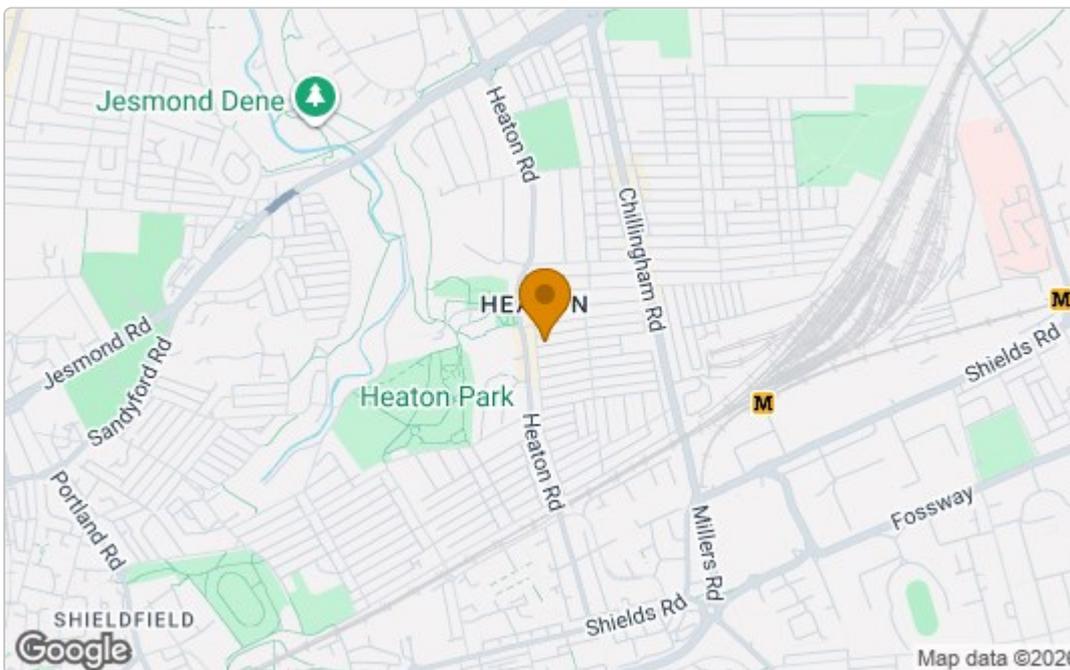
Ground Floor

Approx. 5.5 sq. metres (59.4 sq. feet)



Total area: approx. 121.3 sq. metres (1305.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	66
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.