



**62 Malcolm Street, Newcastle Upon Tyne, NE6 5PL**

**Offers Over £280,000**

Hive Estates welcomes to the market this high specification five bedroom HMO investment, located on Malcolm Street in Heaton. With a gross yield of 11.7% it represents a fantastic investment opportunity. Benefitting from a recent full renovation in 2021, it has an open plan layout, modern décor and five spacious rooms complete with full luxury furnishing.

Once inside, stairs immediately lead you up to the first floor. The landing is generous, providing direct access to three double bedrooms, shower room, open plan lounge/kitchen and stairs to the second floor. Through to the lounge, well-sized, with a large window to allow for natural light, the room progresses through to the kitchen/dining area. Practical in design, with a long breakfast bar, trendy bar stools and elegant hanging pendant lights, creating a stylish and contemporary living space. Fully fitted with grey and wood effect cabinetry and integrated appliances including an oven, microwave, range hob, dishwasher and washer/dryer. Continuing up to the second floor are two further bedrooms, both with en-suites. All five bedrooms are large and modern, adding a touch of sophistication to the space, creating a welcoming atmosphere. All shower rooms are part-tiled and are equipped with a chrome towel radiator, fitted vanity sink, WC and a large shower.

This property offers a fantastic rental yield of 11.7%, making it an attractive investment opportunity. It comes fully furnished, complete with all luxury furnishings and decor. The property is fully tenanted with professionals in each bedroom, and is offered fully managed by Hive Estates. In a superb location, close to Heaton Park and Jesmond Dene, with close proximity to shops, cafes and transport links.

**Kitchen 19'0" x 6'6" (5.80 x 2.00)**

**Lounge 15'1" x 12'9" (4.60 x 3.90)**

**Bedroom 1 10'4" x 19'8" (3.15 x 6.01)**

**Ensuite 1 3'11" x 5'6" (1.20 x 1.70)**

**Bedroom 2 8'9" x 18'6" (2.67 x 5.65)**

**Ensuite 2 3'11" x 5'6" (1.20 x 1.70)**

**Bedroom 3 11'3" x 8'0" (3.45 x 2.45)**

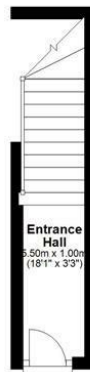
**Bedroom 4 9'0" x 10'4" (2.75 x 3.15)**

**Bedroom 5 8'2" x 10'5" (2.5 x 3.19)**

**Shower Room 3'11" x 7'4" (1.20 x 2.25)**

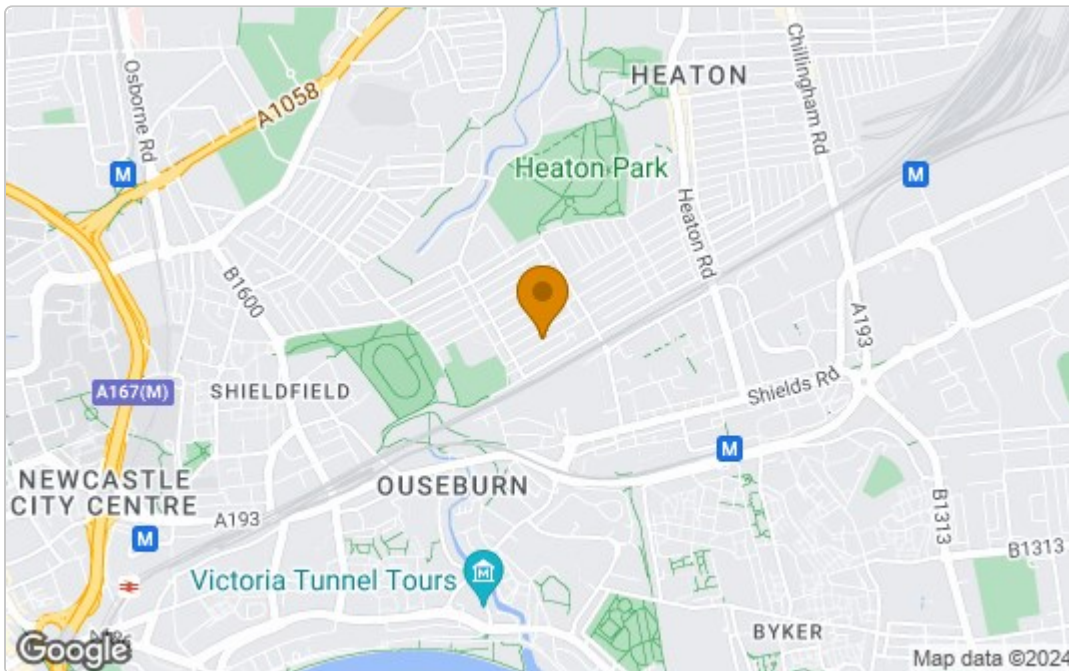
# Floor Plan

**Ground Floor**  
Approx. 5.5 sq. metres (59.2 sq. feet)



Total area: approx. 111.2 sq. metres (1197.0 sq. feet)

## Area Map



## Energy Efficiency Graph

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>			
(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			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			

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