



84 Cardigan Terrace, Newcastle Upon Tyne, NE6 5NX

Offers Over £280,000

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

Currently generating an impressive annual rental income of £18,720, the property delivers a robust gross rental yield of 6.69%, making it a fantastic investment for landlords looking to expand their portfolio with a high-performing asset.

The property is arranged over three floors and offers generous proportions throughout, with four well-sized double bedrooms, each tastefully and neutrally decorated to appeal to tenants. These rooms are bright and airy, benefiting from large windows that enhance natural light, and provide ample space for study and relaxation.

A standout feature is the spacious communal living and dining area, which boasts a large bay window to the front, creating a warm and inviting atmosphere — perfect for shared living. The living space flows seamlessly into the modern, well-appointed kitchen, which is fitted with a substantial range-style oven, plenty of cupboard space, and durable worktops — ideal for student or professional tenants. The property also benefits from two well-maintained bathrooms, both of which are equipped with a WC, basin, and shower over bath. These facilities comfortably serve the five residents and reduce typical maintenance issues associated with HMOs. To the rear is a private yard space, often used for bike storage or outdoor seating — a valuable addition in this type of property.

Heaton is one of Newcastle’s most popular rental hotspots, known for its vibrant atmosphere, excellent amenities, and strong transport links to both the city centre and surrounding areas. The property is conveniently located within walking distance of Newcastle and Northumbria Universities, Local shops, cafes, bars, and supermarkets, Chillingham Road Metro station and frequent bus routes. This ideal positioning ensures consistent demand year after year from both student and professional renters, making void periods rare and maintaining strong rental yields.

Lounge 9'0" x 13'1" (2.75 x 4.00)

Dining Room 13'9" x 8'4" (4.20 x 2.55)

Kitchen 9'10" x 8'4" (3.00 x 2.55)

Bedroom 1 11'9" x 10'9" (3.60 x 3.30)

Bedroom 2 15'5" x 10'9" (4.70 x 3.30)

Bedroom 3 10'7" x 10'9" (3.25 x 3.30)

Bedroom 4 14'3" x 16'2" (4.35 x 4.94)

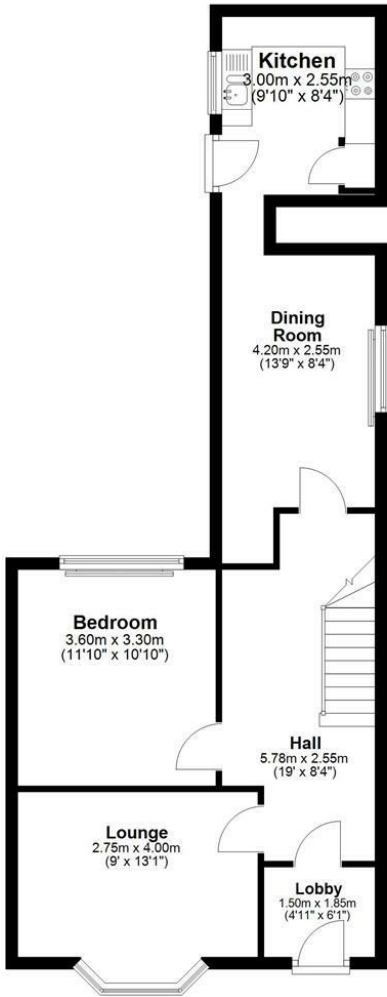
Office 11'9" x 8'4" (3.60 x 2.55)

Bathroom 1 7'8" x 4'1" (2.35 x 1.25)

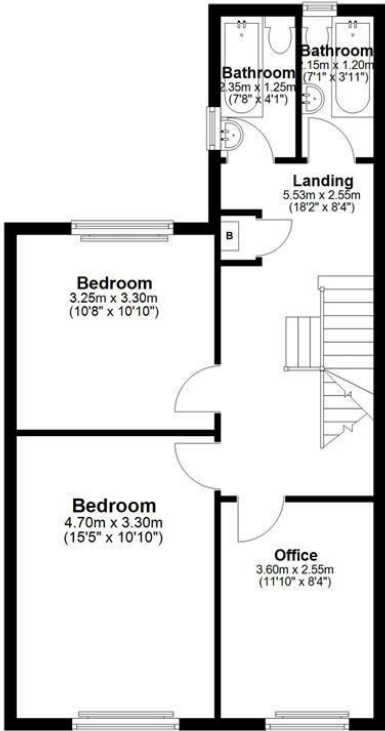
Bathroom 2 7'0" x 3'11" (2.15 x 1.20)

Floor Plan

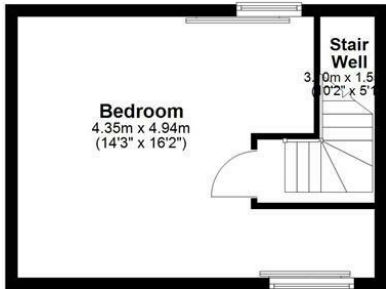
Ground Floor
Approx. 60.3 sq. metres (649.4 sq. feet)



First Floor
Approx. 56.9 sq. metres (612.7 sq. feet)

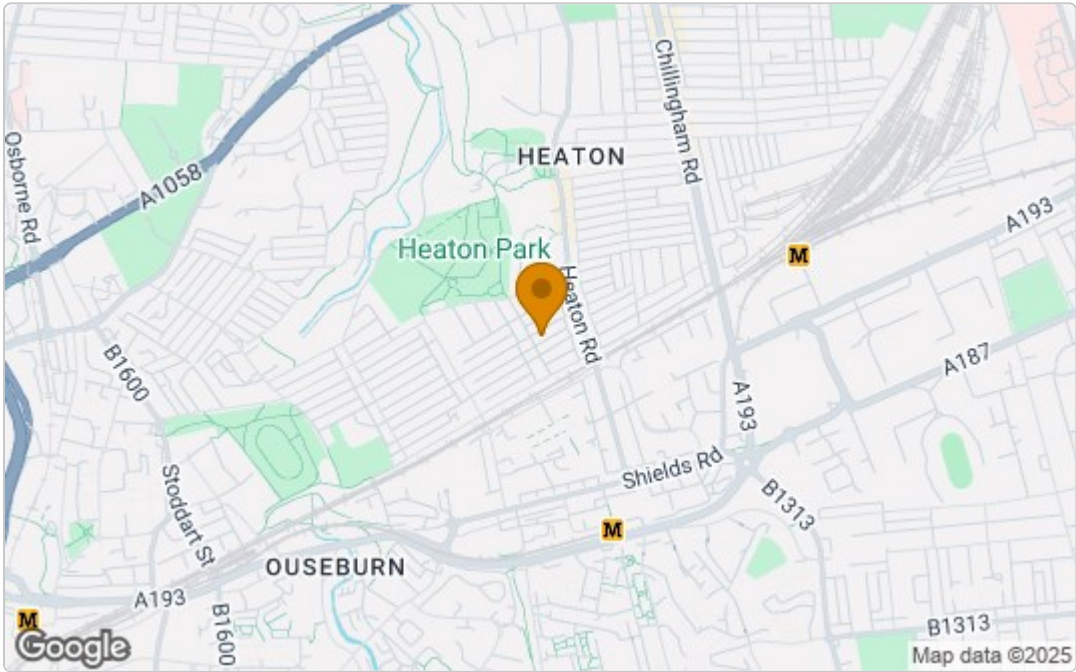


Bedroom
Approx. 25.9 sq. metres (278.6 sq. feet)

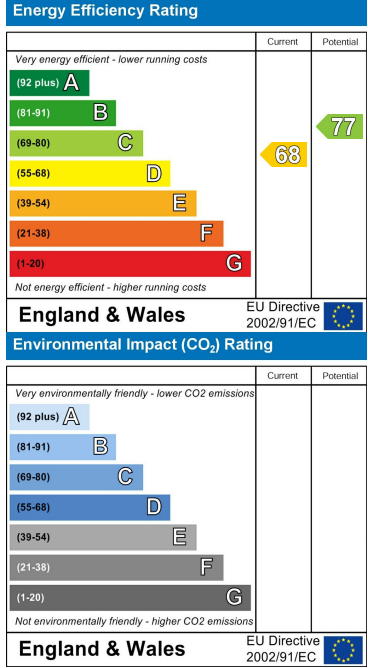


Total area: approx. 143.1 sq. metres (1540.7 sq. feet)

Area Map



Energy Efficiency Graph



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