



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 2026, the property generates a monthly rental income of £1,950, totalling £23,400 per annum, this represents an impressive rental yield of 9.75%, 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)

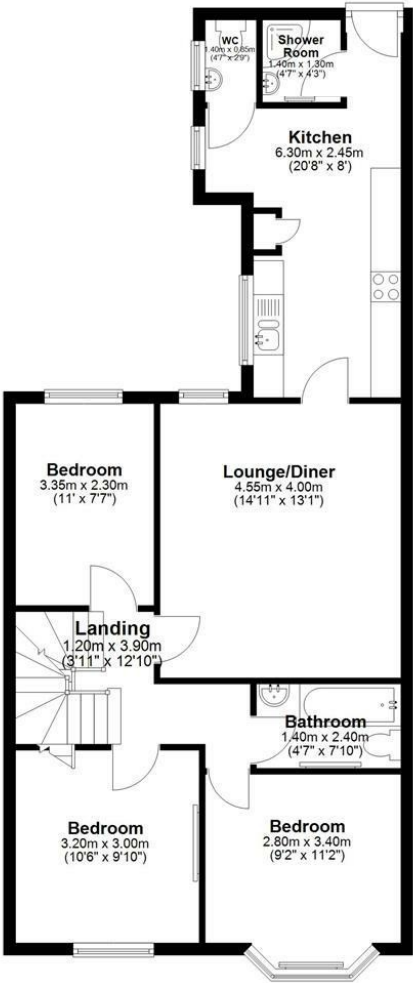
Bedroom 5 9'10" x 20'0" (3.00 x 6.10)

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

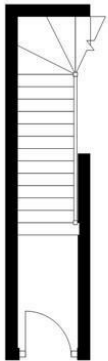
Shower room 4'7" x 4'3" (1.40 x 1.30)

Floor Plan

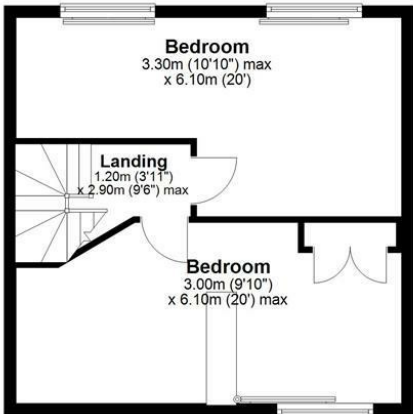
Ground Floor
Approx. 75.8 sq. metres (815.9 sq. feet)



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

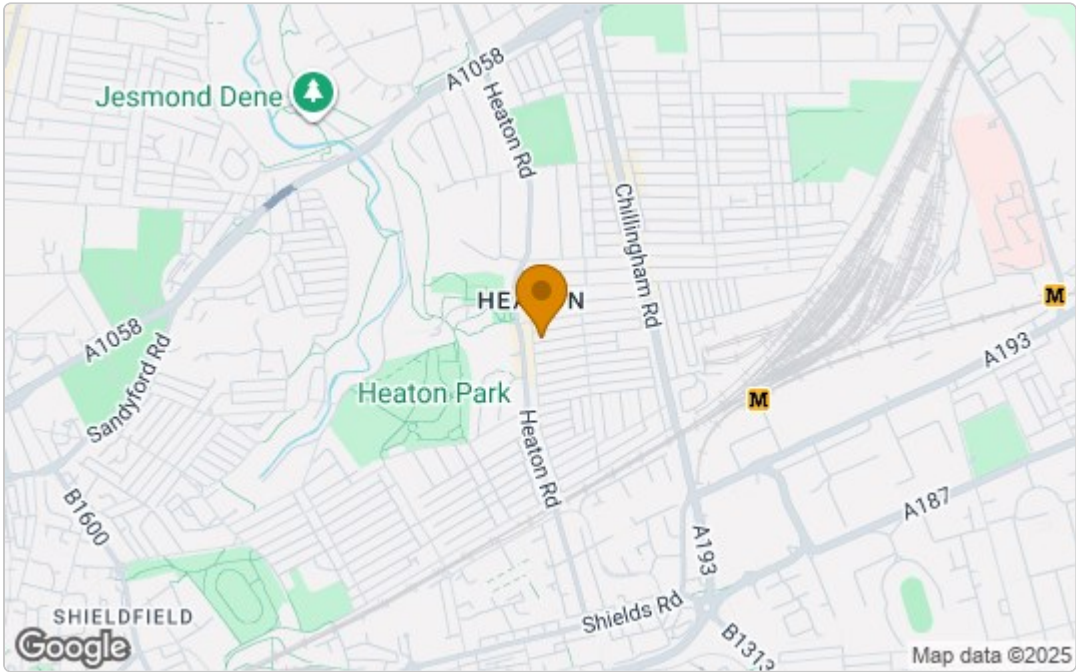


Second Floor
Approx. 40.0 sq. metres (430.2 sq. feet)

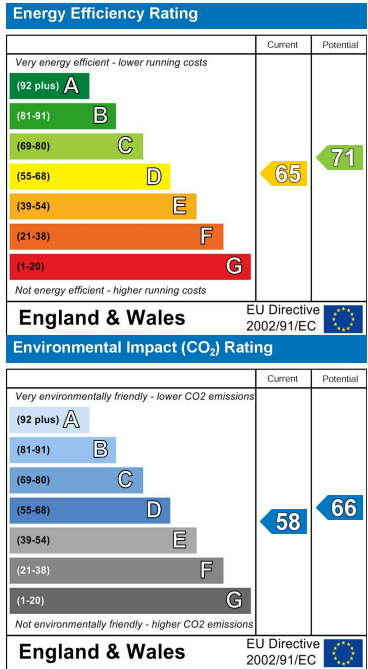


Total area: approx. 121.3 sq. metres (1305.5 sq. feet)

Area Map



Energy Efficiency Graph



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