



40 Kelvin Grove, Newcastle upon Tyne, NE2 1RL

Offers Over £475,000

Hive Estates are delighted to present to the market this excellent six bedroom terraced house on Kelvin Grove, Sandyford, offering a strong investment opportunity with tenants already in situ. Currently generating £39,936.24 per annum, the property achieves an impressive gross rental yield of 8.41%, providing an attractive combination of immediate rental income and well-established HMO accommodation.

The property offers generous and well-proportioned accommodation throughout, with six private bedrooms alongside spacious communal areas designed to suit multiple occupants. The communal living and dining space provides a comfortable area for tenants to relax and socialise, while the modern fitted kitchen offers ample storage and workspace.

Each bedroom provides a practical and comfortable space for tenants, complemented by modern bathroom facilities and neutral presentation throughout. The combination of private bedroom accommodation and well-maintained shared facilities makes the property well suited to the established HMO rental market.

Externally, the property retains attractive period character, with an appealing traditional frontage and outdoor space providing an additional benefit for occupants. Located in the popular Sandyford area, the property is well positioned for access to Newcastle city centre, local amenities and the universities, supporting strong ongoing demand from the student and professional rental market.

With tenants already in situ, a proven rental income of £39,936.24 per annum and an 8.41% gross yield, this property represents an excellent opportunity for investors seeking an established income-producing asset in a popular Newcastle rental location.

Lounge/Kitchen 15'1" x 20'6" (4.60 x 6.25)

Bedroom 1 14'5" x 13'1" (4.40 x 4.00)

Bedroom 2 13'1" x 8'5" (4.00 x 2.59)

Bedroom 3 17'8" x 8'6" (5.41 x 2.60)

Bedroom 4 9'2" x 9'2" (2.80 x 2.80)

Bedroom 5 13'3" x 10'11" (4.05 x 3.35)

Bedroom 6 15'1" x 8'2" (4.60 x 2.50)

Shower Room 6'6" x 3'3" (2.00 x 1.00)

Bathroom 7'6" x 7'8" (2.30 x 2.35)

WC 3'3" x 7'8" (1.00 x 2.35)

Floor Plan

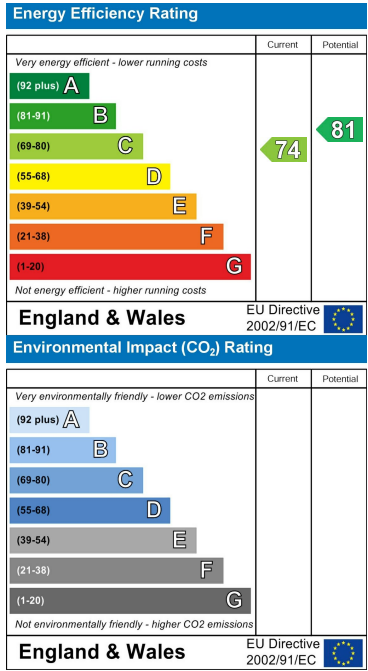


Total area: approx. 141.8 sq. metres (1525.8 sq. feet)

Area Map



Energy Efficiency Graph



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