



## Kepier Heights, Gilesgate, Durham

£600,000



 6  3  1

EPC rating: C

- 6 Bed HMO investment property
- Let for 26/27 academic year @ £60,216 PA (bills included)
- Currently let for 25/26 academic year @ £58,032 PA (bills included)
- Spacious Floorplan

## Description

Nicholas Humphreys are thrilled to present this prime investment opportunity - a high-yielding 6-bedroom property in excellent condition and perfectly positioned in the ever-popular location of Claypath, in the heart of Durham City. Tenanted for the 25/26 academic year, this turnkey investment is generating an impressive annual income in excess of £58,000.00, with the property further let for next academic year at a return of over £60,000.00 per annum.

This property is a ready-made investment opportunity ideal for those looking to maximise returns, whether you're expanding your existing portfolio or entering the lucrative Durham market. This property boasts a very generous floorplan spread over two floors comprising an entrance porch, spacious open living room with high ceilings, w/c, large kitchen as well as three double bedrooms. To the lower floor lie 3 well-proportioned bedrooms, two doubles and one single, a communal bathroom, a communal shower room and an ensuite bathroom. The home is complete with gas central heating and double glazing throughout.

To the exterior lies a paved driveway and a fenced rear garden.

Occupying a sought-after position within a quiet and quaint estate, this impressive property offers superb access to Durham City Centre, home to the iconic Castle and Cathedral, both designated World Heritage Sites. Ideally placed for commuters, the A690 is just moments away, providing direct routes to Chester-le-Street, Darlington, and the A1 (M) for convenient travel both north and south. Excellent rail links also place major cities such as London, Birmingham, and Edinburgh within easy reach. The location is further enhanced by a wide range of nearby amenities, including popular pubs, restaurants, health and leisure facilities and university campuses.

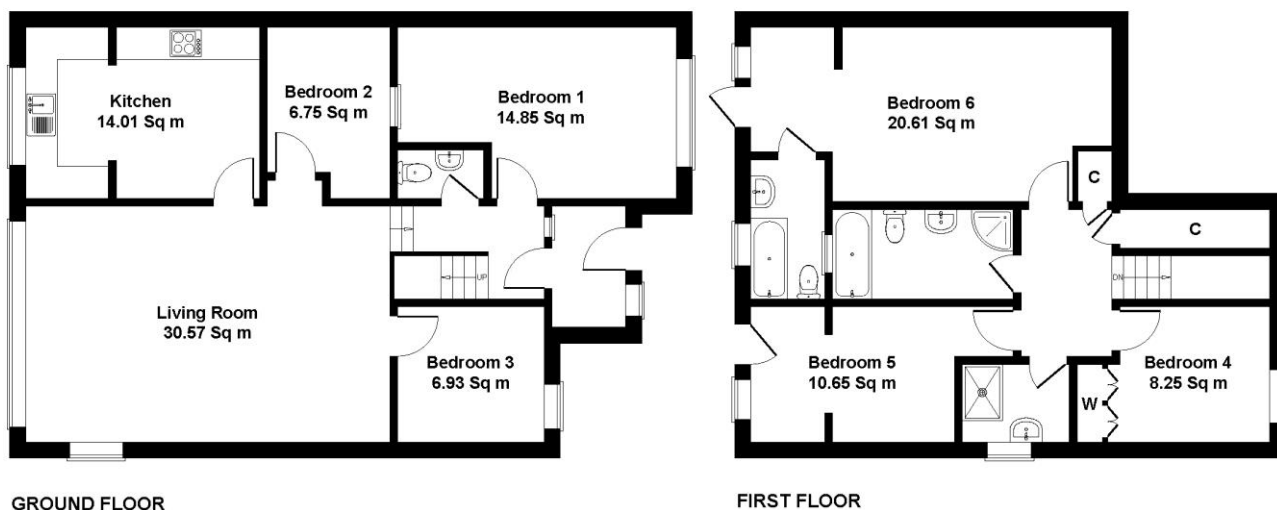
The property is to be sold with tenants in situ along with all current furniture, fixtures, fittings and appliances.

This is a fantastic prospect for investors looking to secure strong and consistent returns in a thriving rental market.

Council Tax Band - E

## Floorplan

**1 Kepier Heights, Durham**  
Approximate Gross Internal Area  
1636 sq ft - 152 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

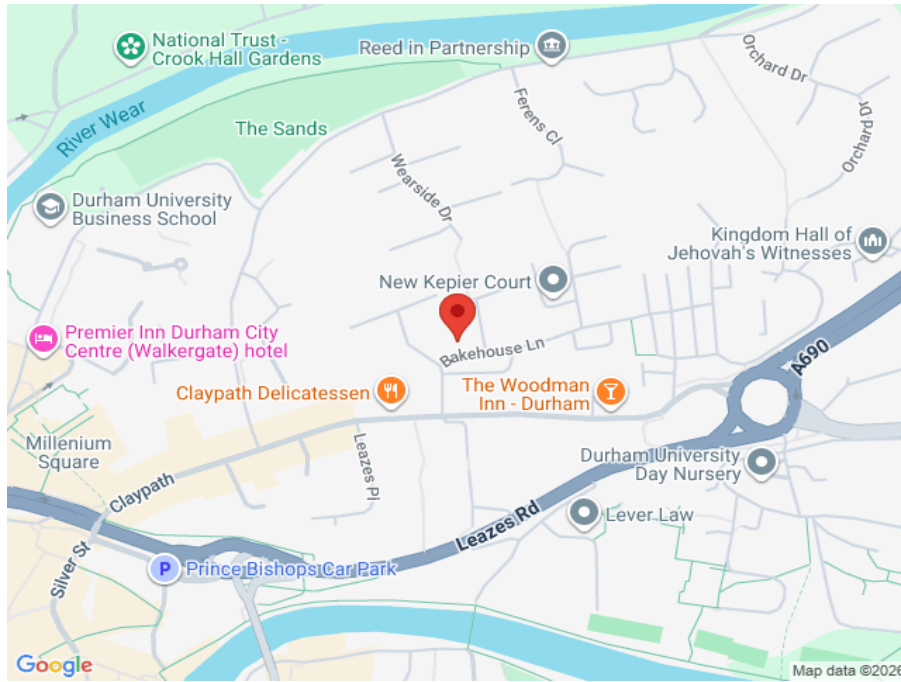
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

# Photographs



# Map



# Notes