



46 York Street, Gateshead, NE10 0QL

Offers Over £85,000

Hive Estates are delighted to present this recently renovated two-bedroom ground floor flat, ideally located on York Street in Pelaw.

The property presents an excellent investment opportunity, currently generating an annual rental income of £7,800 and offering an attractive rental yield of 9.18%.

The property features a spacious and inviting living room, complete with soft grey carpets, a striking feature chimney breast, and large windows that flood the space with natural light. The modern kitchen is finished to a high standard, offering light grey high-gloss cabinets, a white metro-tiled splashback, and stylish grey tiled flooring. It comes fully equipped with an integrated oven, hob, and extractor.

To the front of the property is a generously sized double bedroom, mirroring the living room in its bright and airy feel. A second double bedroom is located at the rear, featuring neutral décor and grey carpets, making it a versatile space suitable for a home office or dressing room. The bathroom is fully tiled in white and includes a shower over the bath, basin, WC, and a chrome towel radiator.

Externally, the property benefits from a private rear yard, perfect for enjoying fresh air or entertaining guests. Situated in a convenient location, the flat is within easy reach of local Metro stations, bus links, and well-regarded schools including Wardley Primary School and Heworth Grange School.

Lounge 13'10" x 13'5" (4.22 x 4.10)

Kitchen 9'10" x 6'8" (3.02 x 2.05)

Bedroom 1 14'3" x 14'1" (4.36 x 4.31)

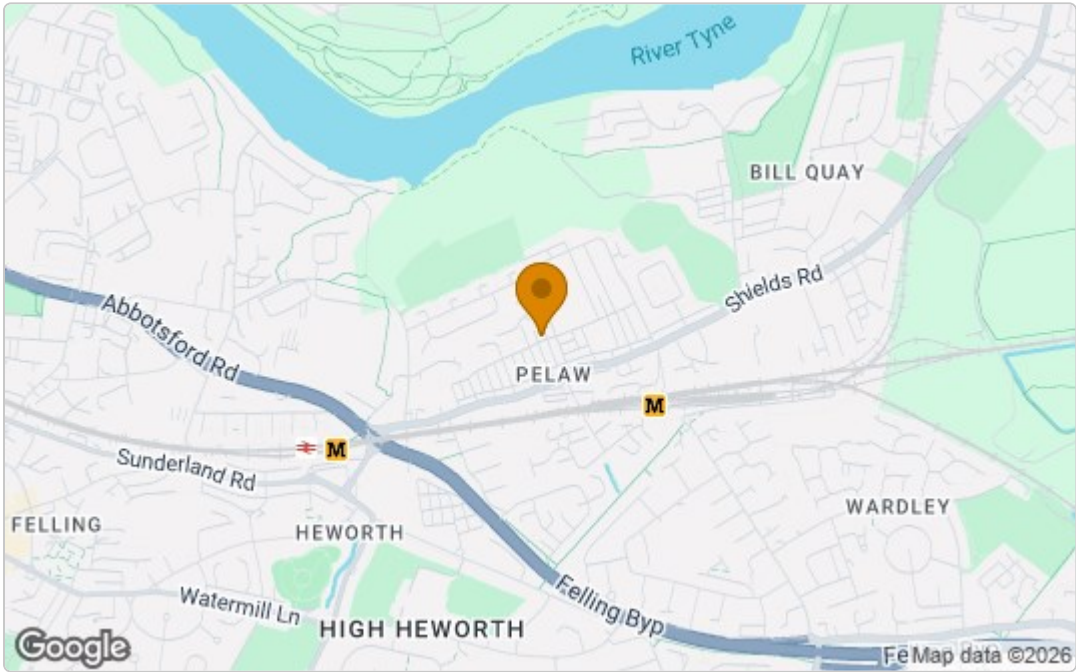
Bedroom 2 10'0" x 7'6" (3.06 x 2.29)

Bathroom 5'6" x 6'4" (1.70 x 1.94)

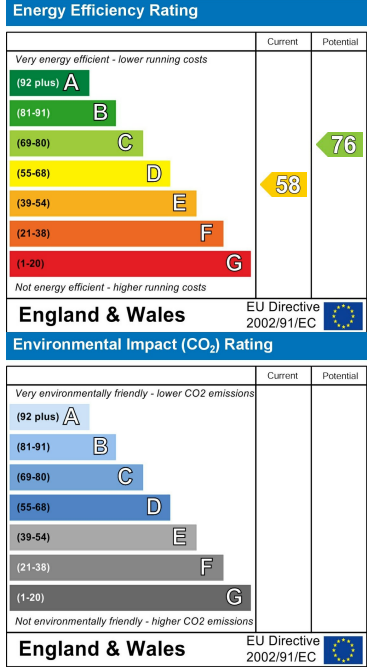
Floor Plan



Area Map



Energy Efficiency Graph



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