

# BRUNTON

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## RESIDENTIAL



**TEESDALE GARDENS, HIGH HEATON, NE7**

**Offers Over £335,000**



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### INVESTMENT PROPERTY - SIX BEDROOM HMO - CIRCA 14% GROSS YIELD

Brunton Residential are pleased to bring to the market this well-presented six-bedroom semi-detached HMO on Teesdale Gardens – a fantastic opportunity for investors looking for strong returns. Currently producing an impressive £47,810 per annum, this property offers a gross yield of around 14.3%, making it a standout option in today's market.

Early viewing is strongly advised – contact Brunton Residential today for further information or to arrange a viewing.



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Set across two floors, the accommodation includes six en-suite bedrooms, a generous communal lounge and dining area, and a modern kitchen with ample facilities. Outside, the property benefits from a driveway and gravelled frontage, while to the rear, there is a private garden mainly laid to lawn and enclosed by timber fencing.

Teesdale Gardens is a popular location, well placed for local amenities, schools, and excellent transport links, with easy access to Newcastle city centre and surrounding areas. The property is fully tenanted and will be sold as an ongoing concern, so it's ideal for investors seeking immediate income. Please note that this property may not be suitable for residential buyers at present.

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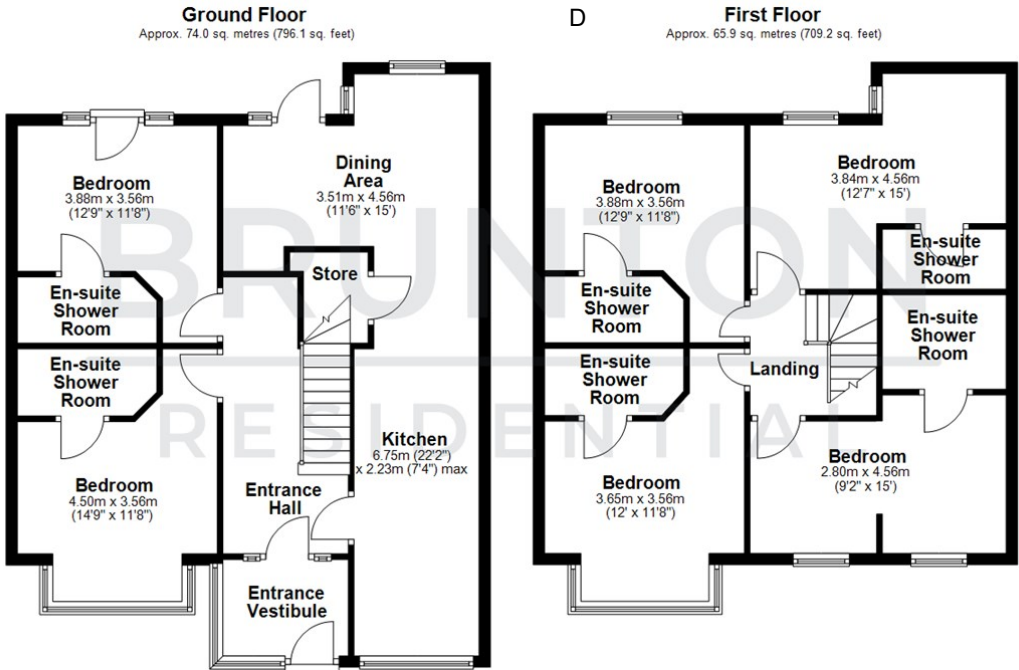
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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