



23 Lyndhurst Avenue, Newcastle Upon Tyne, NE2 3LJ

Offers Over £375,000

Hive Estates present to the market this excellent investment opportunity to acquire a five bedroom house on Lyndhurst Avenue in the highly sought after area of Jesmond. Currently let and generating an annual rental income of £25,999.68, the property offers an attractive gross rental yield of 6.93%, making it an ideal student investment.

The property offers four well sized bedrooms, a spacious lounge featuring exposed wooden floorboards and a modern fully fitted kitchen with cream cabinets, wood effect worktops, grey laminate flooring and integrated appliances. The well proportioned bathroom includes white patterned half-height wall tiles, a bath, separate shower enclosure, wash basin and WC.

Neutrally decorated throughout, the property benefits from exposed floorboards across the bedrooms and living areas, creating a practical and appealing accommodation layout ideally suited to the student rental market.

Lyndhurst Avenue is ideally positioned for access to Newcastle city centre and the city's universities, while Jesmond's wide range of shops, bars, restaurants and amenities are all within easy reach. With strong rental appeal and an established income, this represents an attractive addition to any investment portfolio.

Lounge 14'1" x 14'5" (4.30 x 4.40)

Kitchen 7'4" x 10'11" (2.25 x 3.35)

Dining Room 8'6" x 10'11" (2.60 x 3.35)

Bedroom 1 14'5" x 12'5" (4.40 x 3.80)

Bedroom 2 14'3" x 10'11" (4.35 x 3.35)

Bedroom 3 14'3" x 13'9" (4.35 x 4.21)

Bedroom 4 11'1" x 7'10" (3.40 x 2.40)

Study 10'5" x 7'4" (3.20 x 2.25)

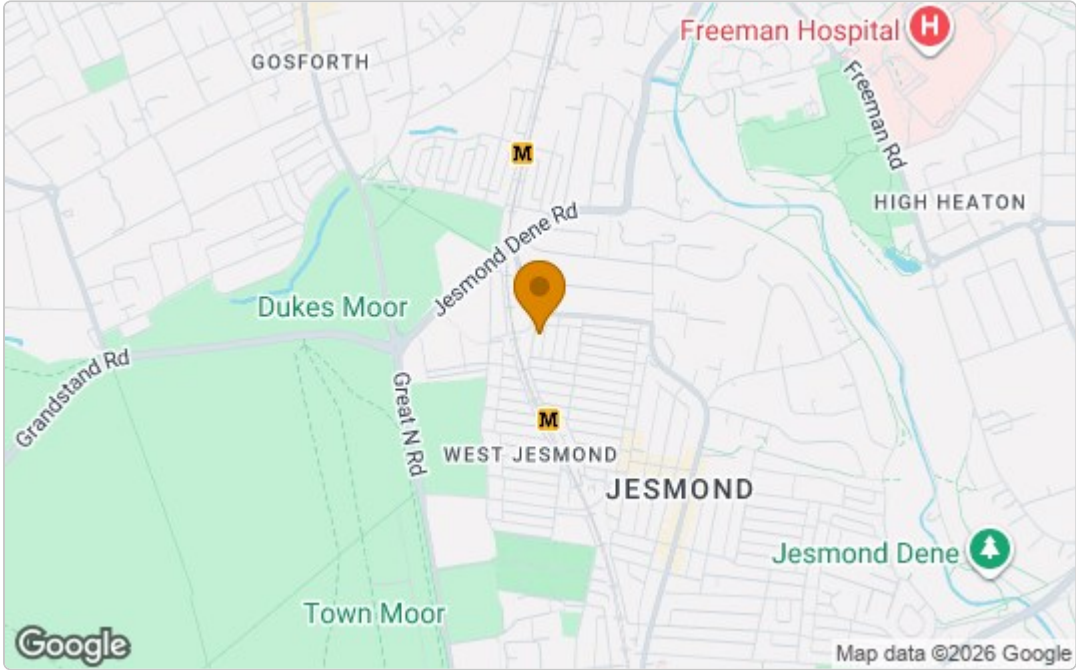
Bathroom 7'10" x 10'9" (2.40 x 3.30)

Floor Plan

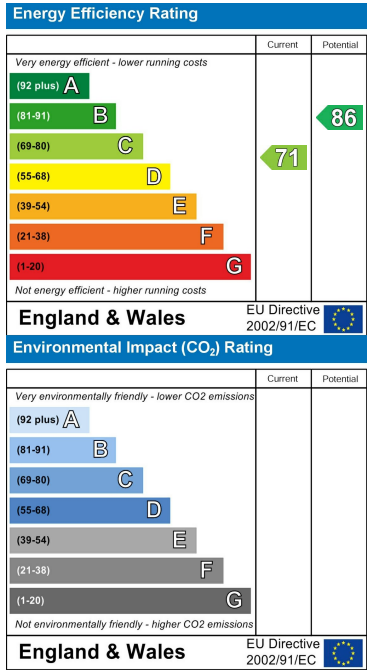


Total area: approx. 142.8 sq. metres (1537.3 sq. feet)

Area Map



Energy Efficiency Graph



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