

BRUNTON

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****HMO INVESTMENT** REGENT FARM ROAD, GOSFORTH, NE3**

Offers Over £300,000

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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 Regent Farm Road – a fantastic opportunity for investors looking for strong returns. Currently producing an impressive £44,525 per annum, this property offers a gross yield of around 14.8%, 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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The main house comprises six bedrooms, four of which benefit from en-suite bathrooms, alongside a modern shared kitchen and living space and an additional main bathroom. The accommodation is well configured for professional house sharing.

Externally, the property offers a front driveway and a gravelled rear yard, providing a practical and low-maintenance outdoor area.

Located on Regent Farm Road, Gosforth, the property sits within one of Newcastle's most established and consistently popular residential suburbs. Gosforth is well known for its excellent range of local amenities, cafés and restaurants, with Gosforth High Street close by, alongside strong transport connections and access to green space.

The area benefits from excellent transport links, including Regent Centre Metro, providing convenient access to Newcastle city centre, the coast and surrounding areas. Gosforth remains a highly attractive location for professional tenants due to its connectivity, amenities and long-term demand.

The property is currently let to six professional house sharers and is achieving £44,525 per annum with bills included. The property is to be sold with tenants in situ and may therefore be more suitable for investors rather than owner occupiers.



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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		