



Hazelwood Avenue | Jesmond | NE2

£235,000

Great buy to let opportunity within West Jesmond. Situated within this prime location in Jesmond and close to local amenities, shops, cafes, bars and restaurants. Transport links include the nearby West Jesmond Metro Station.

RMS | Rook
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Three Bedroom Flat

Separate Shower Room WC

Ensuite Shower Room WC

Buy to Let

8.96% Gross Yield

EPC Rating C

**New Tenants From Summer 2026
Paying £1,755pcm**

Council Tax Band B

For any more information regarding the property please contact us today

ENTRANCE HALL:

Entrance door, understairs cupboard.

LOUNGE: 13'0 x 14'1 (3.96m x 4.28m)

Double glazed window to the rear, alcoves, double radiator.

KITCHEN: 8'10 x 7'1 (2.69m x 2.16m)

Fitted with a range of wall and base cupboards, work surfaces, double drainer sink unit, built in electric oven and hob with extractor hood, part tiled walls, combination boiler housed in cupboard, door to the side.

BEDROOM ONE: 12'1 x 14'1 (3.68m x 4.29m)

Double glazed bay window to the front, alcoves, double radiator.

ENSUITE SHOWER ROOM/WC (off bedroom one): 7'0 x 3'1 (2.14m x 0.94m)

White three-piece suite comprising a pedestal wash hand basin, step in shower cubicle with mains shower, low level WC, heated towel rail, extractor fan.

BEDROOM TWO: 11'1 x 8'1 (3.37m x 2.46m)

Double glazed window to the rear, double radiator.

BEDROOM THREE: 8'9 x 8'3 (2.67m x 2.50m)

Double glazed window to the side, double radiator.

BATHROOM/WC: 7'0 x 3'1 (2.14m x 0.94m)

White three-piece suite comprising a pedestal wash hand basin, step in shower cubicle with mains shower, low level WC, heated towel rail, extractor fan.

REAR YARD:

Private.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street Permit Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

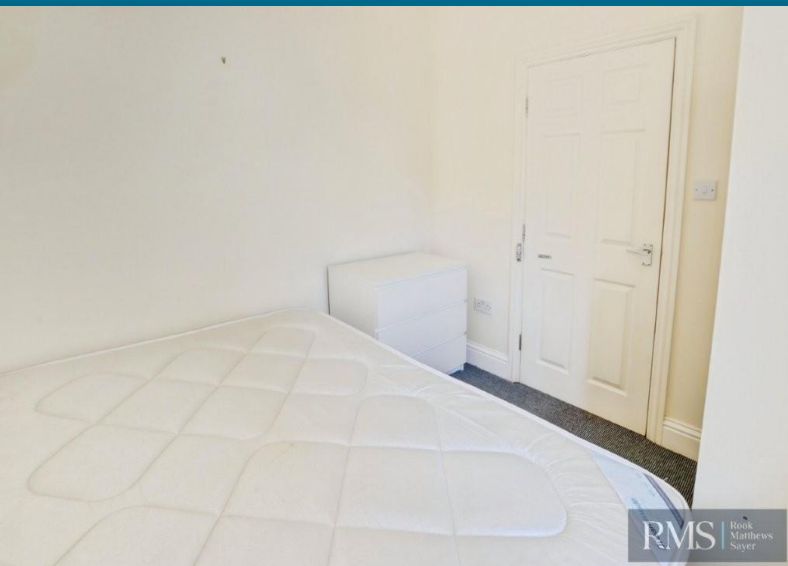
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 24 March 2000
Ground Rent: N/A
Service Charge: N/A
Any Other Charges/Obligations: £377 per year buildings insurance

COUNCIL TAX BAND: B

EPC RATING: C

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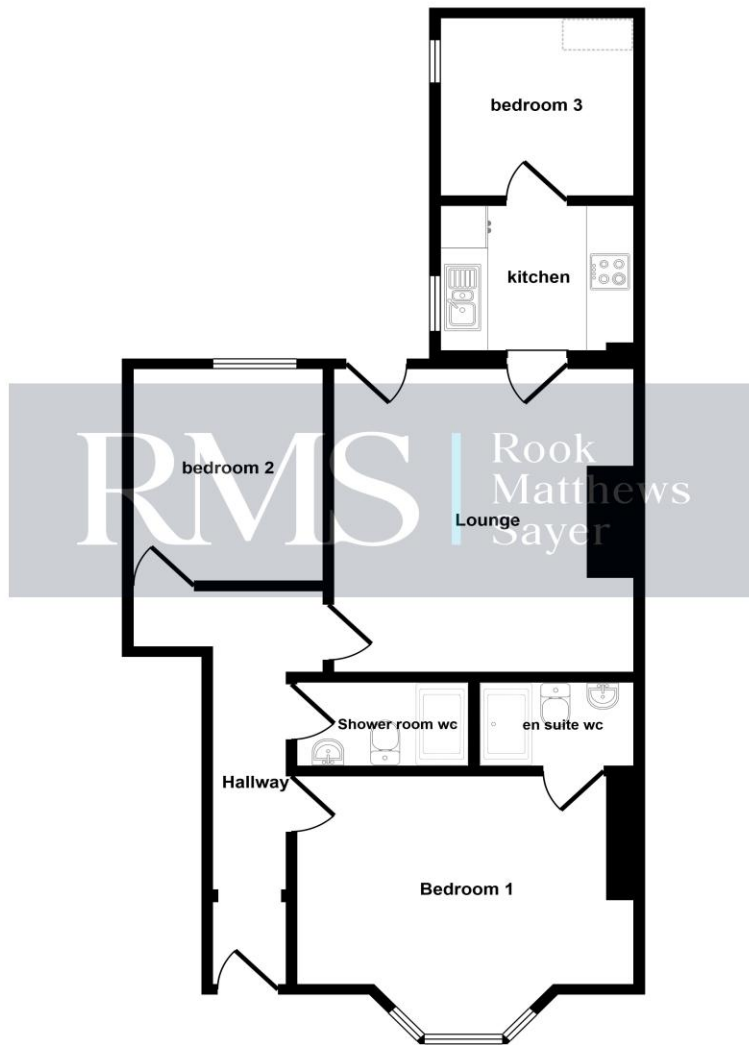
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area
65 sq m / 696 sq ft



Floorplan

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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