



SYMONDS + GREENHAM

Estate and Letting Agents



3 Tigers Way, Hull, HU4 6BE

£200,000

BEAUTIFUL FAMILY HOME - THREE DOUBLE BEDROOMS - STYLISH AND MODERN THROUGHOUT - POPULAR HU4 LOCATION - BRAND NEW KITCHEN - GARAGE AND OFF STREET PARKING

Situated on Tigers Way in the popular HU4 location, this beautifully presented three bedroom family home offers spacious and modern living across three floors. Tucked away in a quiet residential area, the property is ideal for families looking for a stylish and well maintained home with excellent local amenities and transport links nearby. The ground floor features a welcoming entrance hall leading to a bright and comfortable living room, a stunning modern kitchen diner perfect for family meals and entertaining and a convenient W/C. On the first floor, two generously sized bedrooms are served by a stylish family bathroom, while the top floor is dedicated to a spacious primary bedroom complete with its own en suite for added privacy and comfort.

Externally, the property benefits from a lovely rear garden, ideal for relaxing or outdoor dining. A garage and off-street parking provide additional convenience, making this a fantastic opportunity for buyers seeking a move in ready home in a sought after location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to downstairs WC and door to...

KITCHEN/DINER

14'5 max x 8'11 max (4.39m max x 2.72m max)

with a range of eye level and base level units with complementing work surfaces, breakfast bar, sink basin with mixer tap and drainer unit, integrated oven with electric hob and over head extractor fan, integrated microwave, integrated fridge freezer, integrated washing machine, integrated pantry, space for dishwasher, space for tumble dryer and sliding doors to...

LIVING ROOM

15'10 max x 10'5 max (4.83m max x 3.18m max)

a stylish living room with french doors to rear garden

DOWNSTAIRS WC

with low level WC and pedestal hand basin

FIRST FLOOR

BEDROOM 2

13' max x 8'10 max (3.96m max x 2.69m max)

a spacious double bedroom

BEDROOM 3

10'1 max x 8'10 max (3.07m max x 2.69m max)

another good sized bedroom

BATHROOM

with low level WC, pedestal hand basin and panelled bath, with tiles to splash back areas

SECOND FLOOR

BEDROOM 1

17'1 max x 15'11 max (5.21m max x 4.85m max)

a spacious primary bedroom with fitted wardrobes and door to...

EN-SUITE

with low level WC, pedestal hand basin, shower cubicle with over head shower, heated towel rail, tiled to splash back areas.

OUTSIDE

The rear garden is mainly laid to lawn with a paved patio border, enclosed by timber fencing.

The property benefits from a garage and off street parking for one vehicle.

GARAGE

Please note, this garage is leasehold.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

TENURE

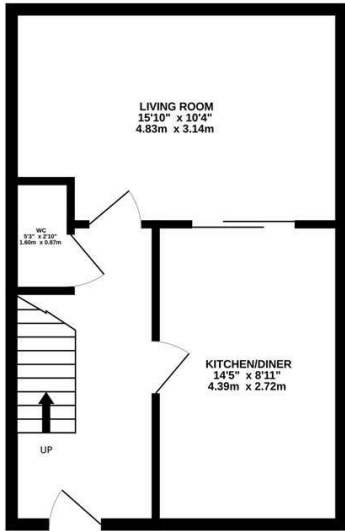
Symonds + Greenham have been informed that this property is freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

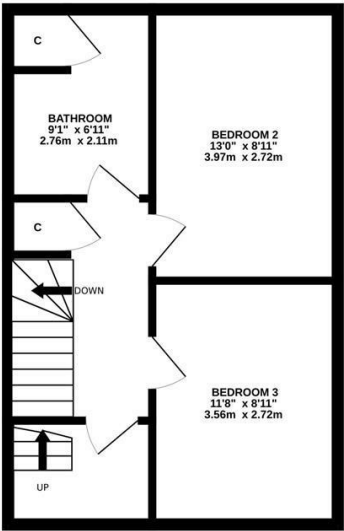
COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

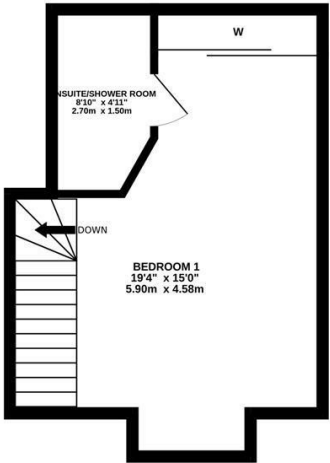
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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