



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## WELL-LOCATED DUPLEX IN NICE CUL-DE-SAC



**Tues. November 23, 2021 • 5PM**

**9 BRANDON CT.  
LANCASTER, PA 17603**

The first floor of this home features a kitchen with dining area and access to 4-seasons sunroom, living room, and half bath with laundry. The second-floor hosts two bedrooms and a full bath. The basement is partially finished, offering additional living space. Additional amenities include a covered front and side porch and walking distance to local parks.

**AUCTIONEER'S NOTE:**

**Open Houses: Sat. Nov. 13, 10am – 12pm  
& Mon. Nov. 15, 4:30pm – 6pm  
Or Call For An Appointment**

Auction for: Gladys Rankin Estate  
Attorney: Young & Young

\*For information about financing call 717-664-5238\*

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 45 days.  
Announcements made on day of sale take precedence over advertised information.



**Type:** Duplex  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Composition Shingle  
**Square Footage:** 1,200sq. ft.  
**Lot Size:** 0.06 acres  
**Year Built:** 1984  
**Heating/Cooling:** Heat Pump, Central Air

**Flooring:** Linoleum, carpet  
**Water/Sewer:** Public  
**Zoning:** Residential Medium Density  
**Taxes:** \$3,893.62  
**School District:** McCaskey SD  
**Township:** City of Lancaster

### First Floor

**Kitchen/Dining:** 19' x 12'6, kitchen linoleum, dining area carpet, access to Sun Room

**Sunroom:** 9'2 x 12'7, concrete floor

**Laundry/1/2 bath:** 5'8 x 8'5

**Living Room:** 15'6 x 12'5, carpet

### Second Floor

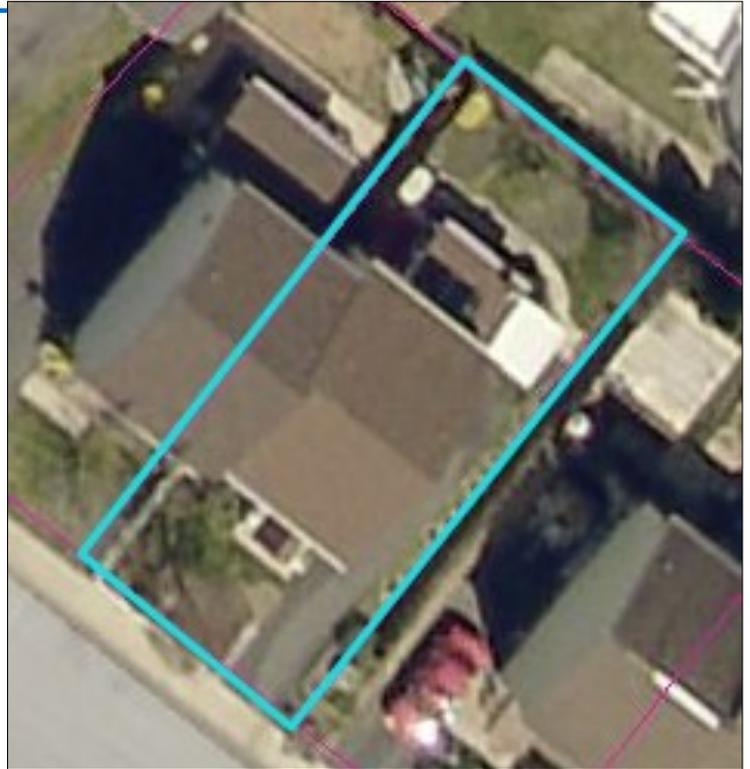
**Bedroom:** 15'6 x 12'7, carpet, double closet

**Bedroom:** 13'4 x 11'2, carpet, closet

**Full Bathroom:** 13'4 x 4'9

### Basement

**Finished:** 15'7 x 14'8 carpet, Unfinished: 16'6 x 13'3, concrete floor, Bilco door



### LENDERS

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