



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

3 BEDROOM BRICK LANCASTER HOME



Monday, April 11, 2022 • 6PM

**740 HERSHEY AVE.
LANCASTER, PA 17603**

This 3-bedroom, brick home has been very well kept and is nestled in a great location, with easy access to Routes 222 and 999. **The first floor** of the home features a living room, kitchen with tile floor, stainless steel appliances and granite counter tops, dining room, powder room, and access to the back covered porch. **The second-floor** hosts three bedrooms and a remodeled full bathroom. The **semi-finished basement** features the laundry and mechanical room. **Additional amenities** include off-street parking, a fenced-in yard, 3.5'x7'x8' shed, new roof installed 2019 (warranty is transferable), storage space in attic, and a new hot water heater.

AUCTIONEER'S NOTE: RELOCATING & PLAN TO SELL

**Open Houses: Sat. April 2, 10am – 12pm
& Mon. April 4, 5pm – 6:30pm**
Or Call For An Appointment

Auction for: Curt Sellard
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.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
AY000253L



Type: Duplex
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Square Footage: 1,142sq. ft.
Lot Size: 0.08 acres
Year Built: 1955
Heating/Cooling: Natural Gas Forced Hot Air / Central Air

Flooring: Hardwood, Tile
Water/Sewer: Public
Zoning: Residential
Taxes: Approx. \$3,684
School District: McCaskey SD
Township: City of Lancaster

First Floor

Kitchen: 9'6 x 8, tile, access to covered porch
Dining Room: 9'3 x 14'1, hardwood, ceiling fan
Living Room: 17'9 x 13'6, hardwood, closet
Powder Room: 3'7 x 4'5, tile

Second Floor

Bedroom 1: 11 x 11, hardwood, closet, ceiling fan
Bedroom 3: 13'4 x 9'4, hardwood, closet, ceiling fan
Bedroom 4: 7'9 x 10'6, hardwood, closet, ceiling fan
Full Bath: 6'7 x 4'8, tile
(access to attic from 2nd floor hallway)

Exterior

Approx. 9 x 9 covered porch off kitchen
Off street parking



LENDERS

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