



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

HEMPFIELD 4 BEDROOM HOME



Thurs. June 30, 2022 • 6PM

**1811 WICKERSHAM LN.
LANCASTER, PA 17603**

This spacious home is perfectly situated just outside of Lancaster in a picturesque development. **The interior of the home** is in need of cosmetic updating. **The first floor** is full of natural light and features a large eat-in kitchen, dining room, family room with fireplace, living room with bay window, half bath, and sunroom. **The second-floor** hosts 4 bedrooms and 2 bathrooms, including master bedroom with ensuite and walk-in closet. **Additional amenities** include a partially finished basement, lots of storage, and nice lot with two storage sheds.

AUCTIONEER'S NOTE:

Auction for: Peter Frank & Frances Karyol Barendredgt Revocable Living Trust
Attorney: John Metzger

**Open Houses: Sat. June 18, 10am – 12pm
& Mon. June 20, 5pm – 6:30pm**
Or Call For An Appointment

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: Two-Story
Construction: Frame
Exterior: Vinyl
Roof: Composition Shingle
Garage: Attached 2-Car Garage w/ Door Opener
Square Footage: 1,231sq. ft.
Lot Size: 0.45 acres
Year Built: 1972

Heating/Cooling: Natural Gas Heat / Central Air
Flooring: Hardwood, Carpet, Vinyl
Electric: 100amp
Water/Sewer: Public
Zoning: Low Density Residential
Taxes: Approx. \$4,671
School District: Hempfield SD
Township: East Hempfield Township

First Floor

Entry: Stairs, Closet, Brick
Living Room: 21'10" x 13', Bay Window, Carpet
Dining Room: 11'1" x 11'1", Ceiling Fan, Vinyl
Kitchen: 14' x 10'11", Gas Stove, Dishwasher, Disposal, Hall Pantry, Vinyl
Half Bath: 3' x 5'4", Vinyl
Laundry: 8' x 6'11", Closet, Exterior Door, Vinyl
Family Room: 18'6" x 11'7", Gas Fireplace with Brick Surround, Wood Floor
3 Season Room: 15'9" x 20'11", Ceiling Fan, Exterior Doors, Concrete

Second Floor

Bedroom 1: 10'2" x 9'11", Ceiling Fan, Closet, Carpet
Bedroom 2: 10'2" x 10'1", Ceiling Fan, Closet, Carpet
Bedroom 3: 10'3" x 11'1", Ceiling Fan, Closet, Carpet
Bedroom 4: 11'5" x 15'9", Walk-in Closet, Ceiling Fan, Carpet
Ensuite Bath: 12'2" x 6'2", Tub/Shower combination, Vinyl
Family Bath: 4'10" x 8'9", Tub/Shower Combination, Skylight, Vinyl

Lower Level

Unfinished, Bilco Exterior Entrance

Exterior

Covered Front Porch

All Measurements are Approximate



LENDERS

Chris Karshin
Fulton Bank
717-682-0693
CKarshin@fultonmortgag
ecompany.com

Dwight Rohrer
Bank of Bird-In-Hand
717-572-1492
drohrer@bihbank.com

Megan Livengood
Bank of Bird-In-Hand
717-929-2208
mliven-
good@bihbank.com

Marvin Charles
MidAtlantic Farm Credit
717-368-7387
mcharles@mafc.com

Dale Hershey
Univest
717-519-7077
hersheyd@univest.net

Jason R. Landis
First Citizens Community
Bank
717-575-7435
jrandis@myfccb.com

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