



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

AFFORDABLE CAPE COD HOME



Thursday, August 4, 2022 • 6PM

**2305 MIDDLE ST.
YORK, PA 17408**

This affordable cape cod home sits on a quiet street just off Route 74 with easy access to Route 30. **The main level of the home** features a living room, eat-in kitchen, 2 bedrooms and a full bath. **The upper and lower levels** are both unfinished but offer potential for additional living space. **Additional amenities** include an attached carport, covered side entrance, and nice lot.

AUCTIONEER'S NOTE:

**Open Houses: Sat. July 23, 10am – 12pm
& Mon. July 25, 5pm – 6:30pm
Or Call For An Appointment**

Auction for: Mary Blasdel
Attorney: John Baranski

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: Cape Cod
Construction: Frame
Exterior: Vinyl
Roof: Asphalt
Garage: Carport
Square Footage: 1,080sq. ft.
Lot Size: 0.38 acres
Year Built: 1949
Heating/Cooling: Natural Gas Forced Air / Central Air (non-working)

Flooring: Hardwood, Vinyl, Carpet
Electric: 100amp
Water/Sewer: Public
Zoning: Residential
Taxes: Approx. \$2,990
School District: West York SD
Township: West Manchester Twp

First Level

Living Room: 20'11" x 13'2", Closet, Hardwood

Kitchen/Eat-in Area: 9'11" x 20'11", Dishwasher, Natural Gas Stove, Disposal, Ceiling Fan, Vinyl

Bedroom 1: 15'1" x 13'2", 2 Closets, Hardwood

Bedroom 2: 11' x 11'2", Closet, Hardwood

Bath: 7'7" x 5'9", Tub/Shower Combination, Linen, Carpet

Upper Level:

Unfinished - Potential 39' x 13' Room, 2 Dormers

Lower Level:

Unfinished, Laundry Tub and Hook-up
Potential Finished Space

Exterior:

Covered Side Entrance

All Measurements are Approximate



Approximate Lot Lines

LENDERS

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