



**HESS**  
AUCTION GROUP

**Public Auction**  
**REAL ESTATE**

# AFFORDABLE CAPE COD HOME



**Thursday, August 4, 2022 • 6PM**

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

**T**his 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 Blasdell  
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**

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**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:**

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

## **Lower Level:**

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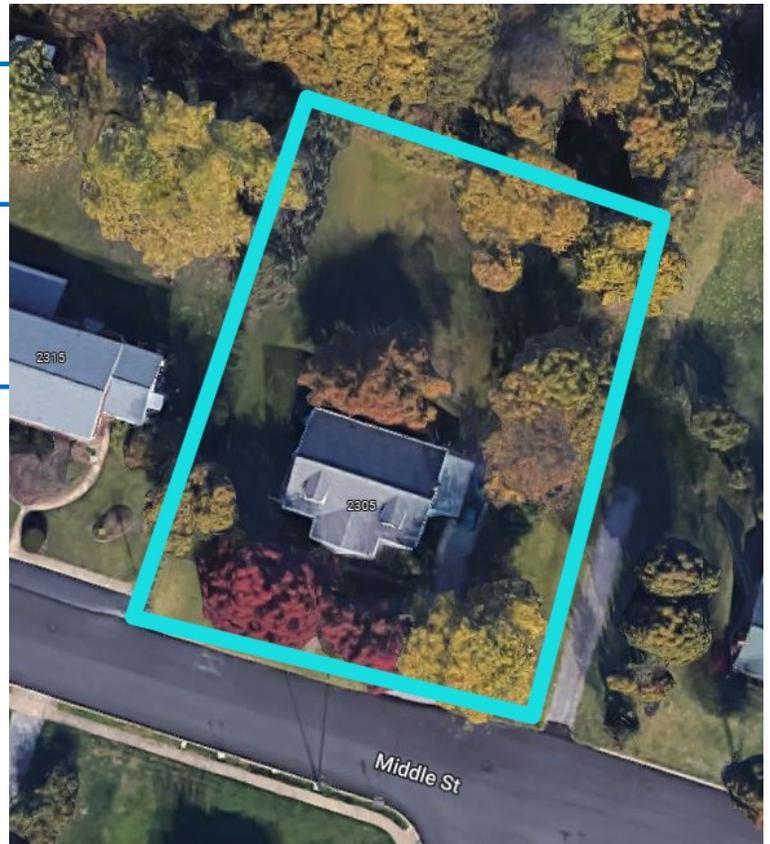
Unfinished, Laundry Tub and Hook-up  
Potential Finished Space

## **Exterior:**

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Covered Side Entrance

**\*All Measurements are Approximate\***



Approximate Lot Lines

## **LENDERS**

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