



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## OUTSTANDING 3 BEDROOM HOME IN UPSCALE NEIGHBORHOOD



**Tues. March 28, 2023 • 6PM**

**1826 HERMAN DR.  
YORK, PA 17408**

**T**his outstanding home is nestled in an upscale neighborhood, within walking distance of Wallace Elementary School and easy access to Route 74 and 30. **The first floor of the home** features a nice entry with closet space, a living room with built-in bookshelves, dining room, kitchen, breakfast area with patio door, family room with fireplace insert and French doors to the solarium with brick flooring, a half bath, and laundry with walk-in closet. **The second floor** hosts three bedrooms, one including a walk-in closet and en-suite, and full bathroom. **The lower level** is unfinished with laundry area, accessory heating stove and sink. **Additional amenities** include an attached oversized 2-car garage, rear deck, storage shed, semi-private back yard with established landscaping, and fenced-in garden.

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

Auction for: Janet Stump  
Attorney: Bradley J. Leber, Esquire

\*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:** 2-Story  
**Construction:** Frame  
**Exterior:** Vinyl, Stone  
**Roof:** Slate, Asphalt  
**Garage:** Attached 2-Car Garage  
**Square Footage:** 2,354sq. ft.  
**Lot Size:** 0.45 acres  
**Year Built:** 1990

**Heating/Cooling:** Natural Gas Forced Air Heat/Central Air  
**Flooring:** Hardwood, Carpet, Vinyl  
**Water/Sewer:** Public  
**Electric:** 200amp, Back-up Natural Gas Generator  
**Zoning:** Residential  
**Taxes:** \$7,591.88  
**School District:** West York SD  
**Township:** West Manchester Twp.

## First Floor

Entry: Stairs, Closets, Hardwood  
Living Room: 113' x 15'3", Built-in Bookshelf, Carpet  
Dining Room: 13'7" x 13'2", Chair Rail, Carpet  
Kitchen: 13'2" x 9'5", Peninsula, Stainless Steel Appliances, Microwave, Dishwasher, Pantry Cabinet, Hall Pantry, Vinyl  
Breakfast Area: 8'11" x 13'2", Patio Door, Vinyl  
Family Room: 13' x 17'2", Fireplace with Insert and Brick Surround, French Exterior Doors to Solarium, Carpet  
Solarium: 15'11" x 12'2", Ceiling Fan, Door to Deck, Separate Heating Zone, Brick  
Half Bath: 7'1" x 4'1" Vinyl  
Laundry: 7'2" x 7'4", Walk-in Closet, Sink, Vinyl

## Second Floor

Bedroom 1: 13' x 17'7", Ceiling Fan, Walk-in Closet (6'9" x 7'1"), Carpet  
Ensuite Bath: 8'2" x 14'8", Shower, Garden Tub, Linen, 2 Vanities, Vinyl  
Bedroom 2: 11'10" x 13'4", Ceiling Fan, Closet, Carpet  
Bedroom 3: 13'2" x 13'7", Ceiling Fan, Closet, Carpet  
Bath: 8'2" x 7'1", Tub/Shower Combination with Glass Door, Linen, Vinyl

## Lower Level

Unfinished, Bilco Entrance, Laundry Area, Accessory Heating Stove, Sink, Sump Pump, Cold Cellar

## Exterior

Rear Deck, Storage Shed, Fenced in Garden/Yard Area

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



## LENDERS

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