

PUBLIC AUCTION

YORK BRICK HOME IN WELL ESTABLISHED NEIGHBORHOOD

Saturday, January 10, 2026 • 2pm

1165 WYNDSONG DR. YORK, PA 17403

his well-located brick ranch home sits in an established residential neighborhood with convenient access to local amenities, community parks, and the Country Club of York. The main floor features a welcoming entryway and continues with a formal living room, a dining room, an office/bedroom, and a convenient powder room. The floor continues with an open kitchen & family room with a fireplace, sunporch, bathroom, as well as a master suite with attached bathroom, two additional bedrooms, another full bathroom, and a dedicated laundry room. The partially finished walkout basement offers versatile space along with a half bathroom. Additional amenities include a spacious front and back porch, an attached 2-car garage, and a private backyard, perfect for hosting or relaxing!



Open Houses: Sat. Dec. 20,10am-12pm & Mon. Dec. 22, 4:30pm-6pm Or Call For An Appointment







FEATURES



WELL LOCATED

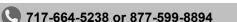


3-4 BEDROOMS



ATTACHED 2-CAR GARAGE

Auction for: Claire Jo Kauffman Attorney: Alex Snyder





www.hessauctiongroup.com



LEAD AUCTIONEER: John M. Hess

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Ranch

Construction: Masonry

Exterior: Brick

Roof: Asphalt Shingle Garage: Attached 2-Car Square Footage: 3,072 sq. ft.

Lot Size: 0.68 acres

Year Built: 1993

Heating/Cooling: Gas Hot Water / Central AC

Water/Sewer: Public

Zoning: Residential Suburban

Taxes: \$13,351

School District: York Suburban SD **Township**: Spring Garden Twp.

Main Floor

Formal Entryway, 10'7 x 13'9, tile, coat closet Half Bathroom, 4'9 x 5'3, tile

Dining Room, 12'8 x 14'19, carpet, built in cabinets, chair railing

Formal Living Room, 16'6 x 14'3, carpet, chair railing Bedroom/ Office, 12'4 x 16'2, carpet, chair railing, walk in closet

Full Bathroom, 6'2 x 7'3, vinyl, walk in shower (pocket door separates formal living room from office & bathroom)

Kitchen/Family Room, 38'9 x 16'9, vinyl and hardwood, chair railing, brick fireplace, crown molding, access to patio and sun porch

Sunporch, concrete floor

Laundry, 18'5 x 5'8, vinyl, large pantry closet, storage closet Master Bedroom, 22'2 x 14'4, carpet, walk in closet,

2 additional closets

Master Bathroom, 7'7 x 8'8, vinyl, double vanity, tub/shower

Bedroom, 13'9 x 11'9, carpet, chair railing, closet

Full Bathroom, 10'2 x 5'3, vinyl, tub/shower

Bedroom, 11'7 x 14', carpet, 2 closets, chair railing

Full Basement

Partially Finished
Walk out level
Half Bathroom, 5'7 x 4'9

All brick exterior
Upscale established neighborhood

*All Measurements Approximate



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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.

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