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PUBLIC AUCTION

HEMPFIELD RANCH HOME WITH OVERSIZED TWO-CAR GARAGE

Tuesday, October 27, 2026 - 6pm

2241 Seitz Drive,
Lancaster, PA 17601

This Hempfield ranch home offers a functional layout with a main floor featuring a living room, kitchen and dining area, family room, two bedrooms, a full bathroom, and a hallway with access to the attic space. **An attached all-seasons porch provides** additional space and could potentially serve as a third bedroom. **The nearly finished basement provides** additional living and utility space, including a family room, full bathroom, workshop, laundry room, and storage area. **Outside, the property includes** an oversized two-car garage, shed, and wood deck. **Located in a great neighborhood, this home offers** an excellent opportunity for a buyer looking to make some cosmetic updates and make it their own. **Whether you're looking for a great starter home or a place to settle into retirement, this property offers plenty of potential.**

Open House:
Sat. October 17, 10am-12pm
& Mon. October 19, 5pm-6:30pm
Or Call For An Appointment

FEATURES

- 2 FIREPLACES
- SHED
- WOOD DECK

Auction For: Frederick Zipp Jr. Est
Attorney: Jeff Goss

Lead Auctioneer: JOHN M. HESS

717-664-5238 or 877-599-8894 **www.hessauctiongroup.com** **contact@hessauctiongroup.com**

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: One Story Residence
Construction: Masonry
Exterior: Brick
Roof: Composition Shingles
Garage: Attached
Square Footage: 1,232 Sq. Ft.
Lot Size: 0.49 Acres
Year Built: 1977

Heating/Cooling: Electric Baseboards / Central AC
Water/Sewer: Public
Zoning: Low Density Residential
Taxes: Approximately $4,466
School District: Hempfield SD
Township: East Hempfield Twp

Main Floor
Living Room, 13'10 x 17'10, carpet, brick fireplace
Kitchen/Dining, 19'8 x 13', vinyl, ceiling fan, chair railing, island
Family Room, 11'8 x 16'8, carpet, outside access to deck, paneling
Bedroom, 11'10 x 14'1, carpet, closet
Hallway access to attic space
Bedroom, 12'11 x 15'6, carpet, 2 closets
Bathroom, double sink, full bath & shower, oversized linen closet
Basement
Workshop, 11'2 x 16'6
Laundry room/storage, 13'3 x 26'4, concrete floor, closet
Family Room, 19'10 x 26'4, concrete floor, fireplace
Full Bathroom, 9'1 x 5'10, carpet, shower stall
Exterior
Shed (with electric)
Oversized 2 Car Garage
Wood Deck
Plaster Walls

ALL MEASUREMENTS APPROXIMATE

For information regarding our recommended financial lenders 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.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.