HESS AUCTION GROUP

PUBLIC AUCTION

THREE-BEDROOM HEMPFIELD RANCH HOME

Saturday, December 5, 2026 - 2pm

2303 Helena Rd,
Lancaster, PA 17603



This affordable, well-built East Hempfield home is situated in a pleasant community conveniently located near Penn State Health Campus, Route 283, and other local amenities. **In need of minor cosmetic updating, the home offers** a practical one-floor layout featuring a living room, kitchen and dining area, sun porch, three bedrooms, a full bathroom, and a half bathroom. **The unfinished basement provides** additional storage space. **Situated on a corner lot, the property also offers** a nice, level rear yard with room for outdoor enjoyment. **Don't miss this opportunity to make this property your own!**

Open House:
Sat. November 21, 10am-12pm
& Mon. November 23, 4pm-5:30pm
Or Call For An Appointment







FEATURES

- SUN PORCH
- CORNER LOT
- SPACIOUS REAR YARD

Auction For: Ronald H. Koldras Estate
Attorney: Scott Mitchell

Lead Auctioneer: JOHN M. HESS

717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: One Story Rancher
Construction: Masonry
Exterior: Brick
Roof: Composition Shingles
Garage: Attached
Square Footage: 1,260 Sq. Ft.
Lot Size: 0.35 Acres
Year Built: 1959

Heating/Cooling: Forced Air Furnace
Water/Sewer: Public
Zoning: Low Density Residential
Taxes: $3,867.15
School District: Hempfield SD
Township: East Hempfield Twp

Main Floor
Living Room, 17'11 x 16'4, hardwood, coat closet
Kitchen/Dining, 10'7 x 23'4, Kitchen vinyl, Dining hardwood
Sun Porch, 11'11 x 10'7, concrete floor, brick walls (exterior home walls)
Half Bathroom, 2'9 x 5'2, vinyl
Full Bathroom, 6'4 x 8'4, vinyl, tub shower
Bedroom, 12'8 x 11'4, hardwood, closet
Bedroom, 12'7 x 13'4, hardwood, closet
Bedroom, 10'7 x 10'11, hardwood, closet

Basement
Unfinished

Nice level rear yard, corner lot



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.