



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

WELL-LOCATED 3 BEDROOM HEMPFIELD HOME



Thurs. May 11, 2023 • 6PM

**1035 NISSLEY RD.
LANCASTER, PA 17601**

This 3 bedroom home is nestled in a nice neighborhood with easy access to Routes 283 and 30, close to the new Penn State Health Lancaster Medical Center. **The first floor of the home** features an entry way, living room, dining room, kitchen and full bathroom. The second floor hosts 3 bedrooms, one with walk-in closet, full bathroom and home office/bonus room. **The basement** is unfinished with wood fireplace, laundry area and exterior entrance. **Additional amenities** include an attached 1-car garage, hardwood floors, and storage shed.

AUCTIONEER'S NOTE:

**Open Houses: Sat. April 29, 1pm-3pm
& Tues. May 2, 5-6:30pm
Or Call For An Appointment**

Auction for: Betty L. Albin Estate
Attorney: John Metzger

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: Brick
Roof: Asphalt
Garage: 1-Car w. Door Opener, Rear Entrance
Square Footage: 1,850sq. ft.
Lot Size: 0.32 acres
Year Built: 1964

Heating/Cooling: Fuel Oil Hot Water Baseboard Heat
Water/Sewer: Public, Water Conditioning System
Electric: 100amp
Zoning: Low Density Residential
Taxes: \$3,564.40
School District: Hempfield SD
Township: East Hempfield Twp

First Floor

Entry: 11'2" x 9'10", Stairs, Hardwood/Slate
Living Room: 23'1" x 12', Closet, Hardwood
Dining Room: 13'1" x 11'3", Closet, Hardwood
Kitchen: 11'4" x 12'9", Ceiling Fan, Wall Oven, Cooktop, Microwave, Vinyl
Bathroom: 8' x 7'3", Shower, Linen, Tile Walls, Vinyl

Second Floor

Bedroom 1: 11'3" x 11'5", Closet, Hardwood
Bedroom 2: 12'11" x 15'6", Walk-in Closet, Hardwood
Bedroom 3: 12'6" x 15'5", Closet, Hardwood
Bath: 7'10" x 5'2", Shower, Vinyl Tile
Office: 7'10" x 15'7", Hardwood

Lower Level

Unfinished, Laundry Area with Sink, Exterior Entrance
Wood Fireplace with Brick Surround

Exterior

Storage Shed

All Measurements are Approximate



LENDERS

Chris Karshin
Fulton Bank
717-682-0693
CKarshin@fultonmortgag
ecompany.com

Dwight Rohrer
Bank of Bird-In-Hand
717-572-1492
drohrer@bihbank.com

Megan Livengood
Bank of Bird-In-Hand
717-929-2208
mliven-
good@bihbank.com

Marvin Charles
Farm Credit
717-368-7387
mcharles@horizonfc.com

Dale Hershey
Univest
717-519-7077
hersheyd@univest.net

Jason R. Landis
First Citizens Community
Bank
717-575-7435
jrlandis@myfccb.com

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.