



2312 CHURCH RD

YORK, PA 17408

\$285,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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YORK, PA 17408

This charming ranch-style home, nestled in the desirable Shiloh neighborhood, offers a perfect blend of comfort and functionality. Built in 1955, this well-maintained residence features 3 spacious bedrooms and 2 full bathrooms, making it an ideal retreat for those seeking a cozy yet functional living space. The inviting interior boasts a traditional floor plan with hardwood and carpeted flooring, a formal dining room, and a bright eat-in kitchen equipped with modern appliances, including a microwave and built-in dishwasher. Step outside to discover a beautifully landscaped lot of 0.29 acres, complete with a front yard and a serene rear yard, perfect for outdoor gatherings or quiet moments.

**Heating - Fuel Type: Gas,
Garage Count: 1 Car Garage,
Sewer: Public,
Fireplace Count: 1 Fireplace,
Cooling: Central A/C,
Heating Type: Forced Air**

\$285,000



The property also includes a covered patio and porch, ideal for enjoying warm evenings. A new HVAC system and water heater were recently installed also. An attached garage provides convenient parking and additional storage space. Located in the heart of a vibrant community, this home is just minutes away from local parks, schools, and essential public services. The neighborhood is known for its friendly atmosphere and accessibility, making it a wonderful place to call home. Enjoy leisurely strolls through tree-lined streets and take advantage of nearby recreational facilities. This property is not just a house; it's a place where memories are made and cherished. Experience the warmth and comfort of this delightful home in Shiloh, where community and convenience come together beautifully.



