



\$49,900

2 Bedroom, 1 bath Home
110 S. YORK Ave., Oberlin, Kansas
\$49,900.00

BUILT 1910 2025 TAXES = \$291.84 868 sq. ft.

AVERAGE MIDWEST ENERGY GAS BILL = \$43/MONTH

AVERAGE OBERLIN CITY ELEC/WATER/SEWER/TRASH BILL = \$100.34/MONTH

This adorable vintage two-bedroom, one-bath home sits under a canopy of mature trees providing shade and seclusion. The metal roof is maintenance-free. The property has several new windows, new vinyl floors and fresh paint in the living room. The plumbing and most of the electricity were replaced. The south foundation was raised and reinforced with a steel beam. Built-in bookcases and period details throughout the home make it quaint and cozy. The home is ready to move into. The 13' X 24' living room includes a wood-burning stove with a blower and a glass door/face that provides warmth and a cozy ambiance, while also reducing heating costs with the average gas usage averaging only \$43 a month. There is a 10-year-old furnace as well.

A sunny bump out/bay window sits at the southeast end of the living room and is the perfect spot for a dining table. The 13' X 9' vintage kitchen includes an original enameled deep double sink, a working gas stove and a refrigerator. A 9' X 4' pantry off the kitchen has plentiful food storage and shelving, a new floor, and original period-style medicine cabinet.

An oversized Jack and Jill closet (3'10" X 9'6") separates the two bedrooms: one bedroom is 11'6" X 10' and the other is 9'6" X 11. There are plenty of shelves and clothes storage space in the closet. The 9'6" X 5" bathroom includes a vintage bathtub, a sink, a toilet, and a separate gas heater.

The 6' X 10' utility room/back porch/mud room is off the kitchen and at the back of the house. A washing machine is included with sufficient room for a stackable washer/dryer if desired. This room includes a closet with extra space to hang clothes. There is a wood box and shelving. A full-sized dryer is included and located in the storm cellar down the stairs from the utility room. The cellar has shelves and a freezer that remain with the house.

There are two large storage sheds and a carport behind the house with off-street parking available in the front. The home sits in a great location only two blocks from downtown, the post office, banks, the grocery store, and the courthouse.

A public swimming pool and the high school are within a three-block walking distance.

Nex-tech fiber optics is installed and ready to be activated. A bed, a nightstand, and a freezer stay with the property.

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