



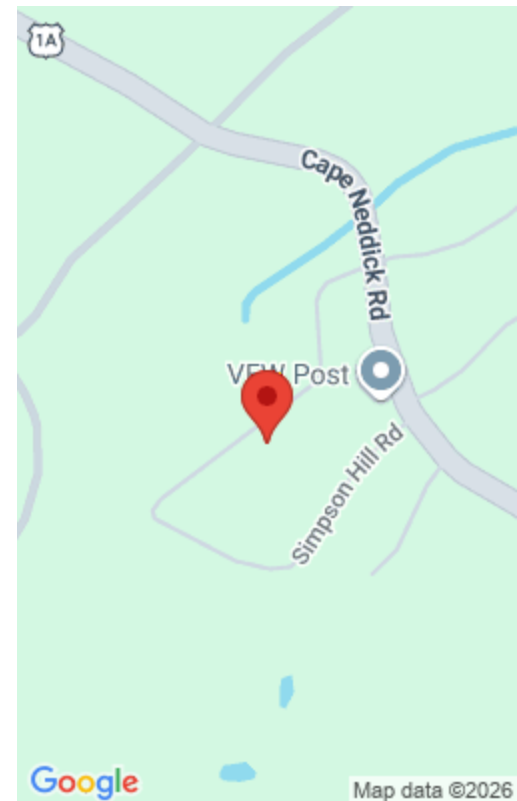
**\$550,000**

## 55 SIMPSON HILL ROAD, YORK, ME, 03909

<https://agent207.com>

Welcome to 55 Simpson Hill Road, a one owner 3-bedroom, 1-bathroom home offering 907 square feet of inviting living space on a private .79-acre lot. Tucked away on a quiet road yet just a 30 minute walk from both Short Sands Beach and Cape Neddick Beach, this property combines the peacefulness of a retreat with [...]

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Pending



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## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 1 bath

**Year built:** 1982

**Lot Size Acres:** 0.79 acres

**Zoning:** RES-1A

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 0.79 sq ft

**Bathrooms Full:** 1

**Rooms Total:** 6

**County:** York

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## Building Details

**Building Area Total:** 907 sq ft

**Architectural Style:** Cottage

**Heating:** Pellet Stove, Direct Vent Heater

**Foundation Details:** Block

**Construction Materials:** Vinyl Siding, Wood Frame

**Sewer:** Septic Tank, Private Sewer

**Roof:** Shingle

**Basement:** Crawl Space, Exterior Only, Sump Pump, Unfinished

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## Amenities & Features

**Laundry Features:** Laundry - 1st Floor, Main Level

**Flooring:** Wood, Tile

**WaterSource:** Well, Private

**Interior Features:** 1st Floor Bedroom, Bathtub, Shower, Storage

**Patio And Porch Features:** Deck

**Electric:** Circuit Breakers

**Parking Features:** 5 - 10 Spaces, Paved, On Site

**Appliances:** Washer, Refrigerator, Gas Range, Dryer

**Lot Features:** Level, Near Public Beach, Near Town, Neighborhood

**Cooling:** None

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## School Information

**High School District:** York Public Schools



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## Miscellaneous

**Road Surface Type:** Gravel

**Pets Allowed:** No Restrictions

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## Courtesy of

**List Office Name:** Anchor Real Estate

