



\$169,000

965 W. 2nd Street – Colby, KS

LEGAL DESCRIPTION: East half of Lot 13, All of Lots 14 and 15, Block 17, Gilmore and Larson's Addition, Colby, Thomas County, KS

Main Level 1,391 sq. ft.

Living Room 17.10x13.8
Dining Room 10x8
Kitchen 11.9x11
Bedroom 1 17.4x10.7
Bedroom 2 10.7x9.10
Bedroom 3 11.10x11.8
Bathroom 1 7x5 Full
Bathroom 2 5.10x4 1/2

Utility Room 5.10x5.2

Basement 1,391 sq. ft.

Living Area 14.4x15 & 28x12.4
Kitchenette 11.8x8.4
Bedroom 4 13.10x14.6
Storage/
Bedroom 5 12.6x8.10
Bathroom 3 7.4x7 Full

Includes: dishwasher, garbage disposal, 2 refrigerators, stove/oven, microwave, washer/dryer, reverse osmosis water system, water softener, ceiling fans, window treatments garage opener, and a 10x10 yard building.

All personal property "AS IS".

STYLE: Ranch

AGE: 1964

LOT SIZE: 125x70=8,750

GARAGE: 1 car attached

HEAT: Gas/Central

A/C : Central

Zoning: Residential

Construction: Frame/siding

2025 TAXES: \$3,365.80

AVG. ELEC. BILL: \$201.00

Water/Sewer/Refuse

AVG. GAS BILL: \$120.00



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. Neither seller or information providers shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.



TOM HARRISON, BROKER / AUCTIONEER



HARRISON
— REALTY & AUCTION —

785.460.7253 270 N. Franklin Ave. - Colby, KS 67701

#14589

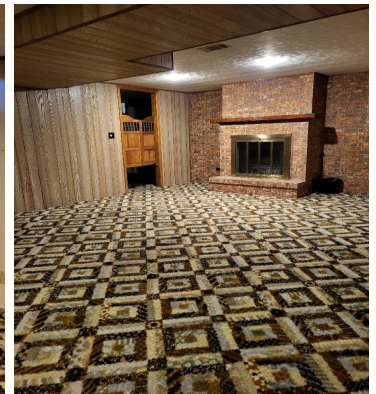
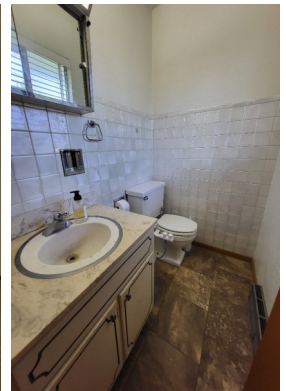
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harrisonra.com



Robert Hanzlick 785.462.5014
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965 W. 2nd Street
Colby, KS



ABOUT THE PROPERTY

Welcome to this inviting four-bed, two-bath home only a block away from Colby's Middle school. This home has a main floor laundry, 1/2 master bath, and it has a kitchenette in the basement making this home a possibility for renting the basement. It also features plenty of off-street parking and an oversized one-car garage. Call Bob today to view this affordable home! Bob Hanzlick 785.462.5014 or 785.460.7253.



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