



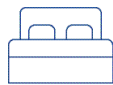
**2622  
YORKSHIRE  
DRIVE**

DECATUR, IL

See more at **brinkoetter.com**



## About This Property



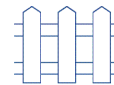
**3 Beds**



**1.5 Baths**



**1,836 Sqft**



**0.19 Acres**



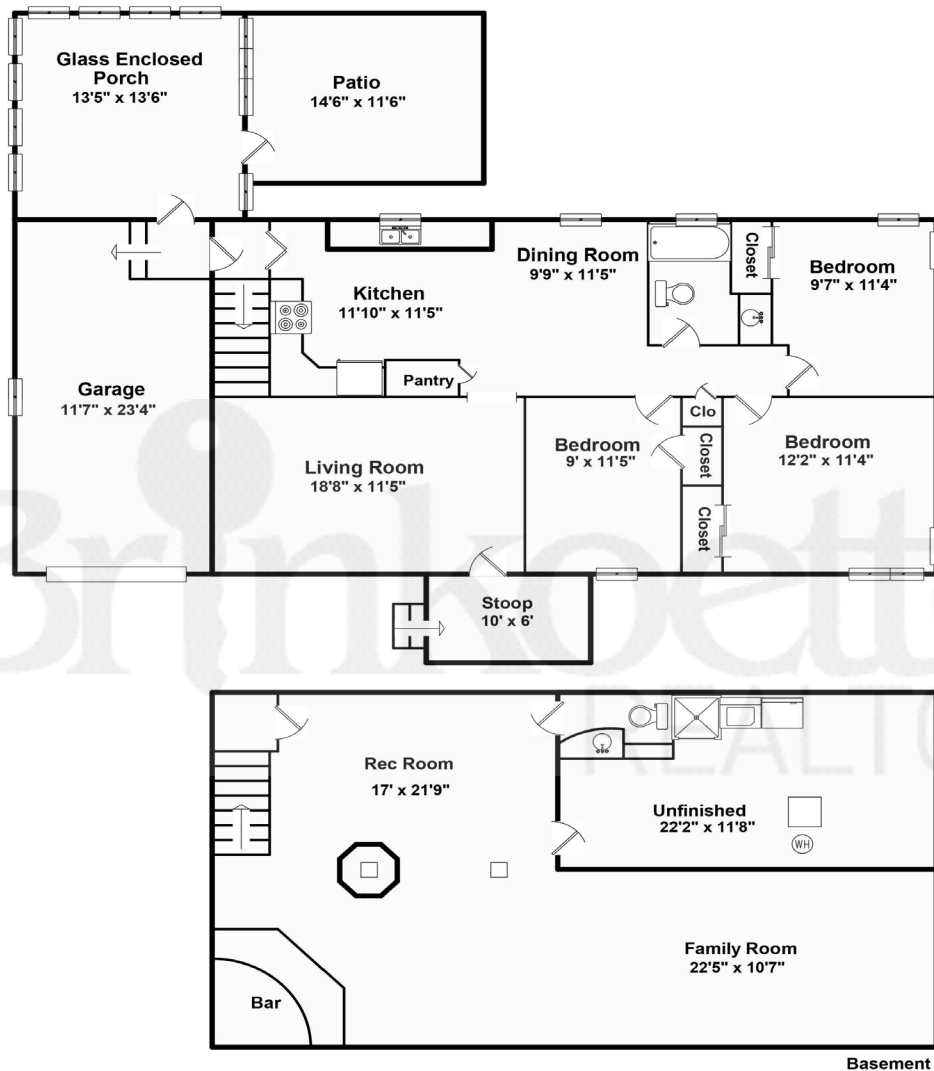
**2 Car Garage**

## THE PROPERTY DETAILS

Charming 3 bedroom, 1.5 bath ranch in Decatur's popular Home Park neighborhood—perfect as a starter home, downsizing option, or investment property. Recently rented for \$1,000/month, this home offers solid value and versatility. The main level features a comfortable layout with updated finishes, while the finished basement includes a wet bar and convenient half bath—ideal for entertaining or extra living space. Step outside to enjoy the fenced backyard, a sunroom off the garage overlooking it, and a storage shed

for added convenience. Major updates since 2014 include: roof, flooring, air conditioner, stainless steel appliances, interior paint, toilets, ceiling fans, and blown-in insulation—making this home move-in ready and worry-free. Don't miss this great opportunity in Home Park! No homestead exemption currently on file—next bill will reflect approximately \$580 reduction in taxes.

## THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	1,056
Fin. Basement	780
Unf. Basement	276
Garage	288
Glass Enclosed Porch	196
Patio	167
Stoop	60