



21 ALDERCROFT, KENDAL, CUMBRIA, LA9 5BQ
£1,650 per month

MILNE MOSER
SALES + LETTINGS

21 ALDERCROFT, KENDAL CUMBRIA, LA9 5BQ



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GARAGE &
PARKING

OVERVIEW

Situated on the popular Underwood development on the fringes of Kendal, this modern detached home offers three bedrooms and two reception rooms. The ground floor has the added bonus of a cloakroom and a utility room whilst on the first floor, the principal bedroom has an ensuite shower room. Externally, there are mature garden areas plus driveway parking and a garage. Gas centrally heated and double glazed (some UPVC).

ACCOMMODATION

From the driveway, a part glazed door leads into the hallway. Having a radiator, ceiling light and stairs to the first floor.

WC

Frosted double glazed window, a two-piece suite, vanity hand wash basin radiator and a ceiling light.

LOUNGE

12' 1" x 17' 10" (3.68m x 5.44m) max into bay

A double-glazed bay window overlooks the front garden and there is a white fire surround with gas fire. Two radiators, a ceiling light and Open Reach Master socket. An open archway leads to the dining room.

DINING ROOM

7' 10" x 11' 8" (2.40m x 3.56m)

Having a view over the rear garden to open fields beyond, the dining room has a ceiling light, radiator and UPVC double glazed door.

KITCHEN

7' 2" x 11' 6" (2.18m x 3.51m)

UPVC double glazed window to the rear aspect. Fitted with limed wood style units, pale worktops and a white sink. There is an induction hob with hood above, a Bosch electric oven and a Bosch washing machine. Ceiling light, radiator and Hotpoint undercounter fridge. Handy shelved understairs cupboard.

UTILITY ROOM

7' 7" x 8' 1" (2.30m x 2.46m)

UPVC double glazed door and window. Fitted with a white sink and drainer, speckled worktops and wood effect base units, the utility has a ceiling light, radiator, a large Ocean freezer and a new Indesit tumble dryer. Extractor.

LANDING

A double-glazed window faces the side aspect and there is a ceiling light.

BEDROOM

9' 4" x 12' 5" (2.85m x 3.78m) max

A double glazed window faces the front aspect. Built-in triple wardrobe plus a radiator and ceiling light. There is open access to the ensuite.

ENSUITE

A frosted double glazed window to the side elevation. Fitted with a vanity hand basin with cupboards beneath, a shower enclosure and extractor. Ceiling light and a radiator.

BEDROOM

8' 4" x 9' 7" (2.55m x 2.93m)

Overlooking open fields at the rear, the second double bedroom has a UPVC double glazed window, radiator, ceiling light and built-in triple wardrobe.

BEDROOM

6' 0" x 6' 7" (1.83m x 2.00m)

Double glazed window, built-in cylinder cupboard, a ceiling light and radiator.

BATHROOM

6' 9" x 5' 11" (2.06m x 1.80m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a vanity hand wash basin with cupboards beneath, a bath and WC. There is a ceiling light, radiator and extractor.

EXTERNAL

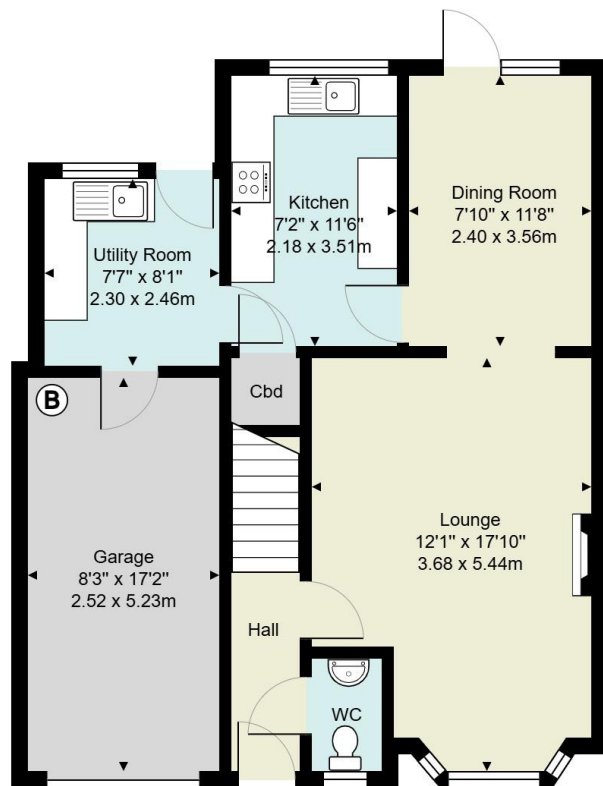
At the front of the house is a block paved driveway and low maintenance garden with pretty flowering shrubs and evergreens. There is access at the side into the rear garden. Also landscaped for ease, the rear garden has a patio close to the house - there is a wind out awning for hotter days. There are deep raised beds well planted with grasses and ornamental trees. External tap and rotary clothes dryer.

GARAGE

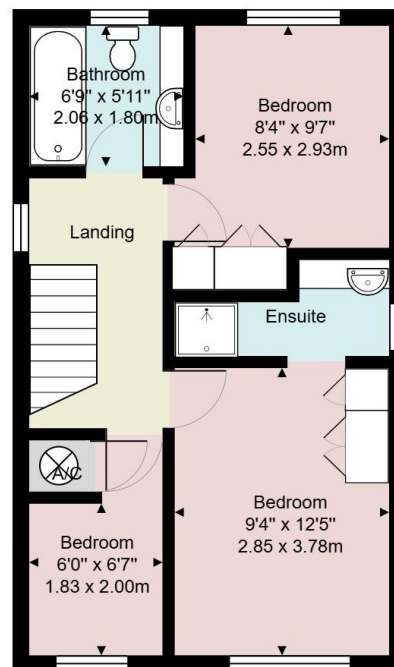
8' 3" x 17' 2" (2.52m x 5.23m)

Accessed internally from the utility room or via the up and over door, the garage has power and light, shelving and Worcester boiler.





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers or tenants.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

DIRECTIONS

Leaving Kendal on Brigsteer Road, turn left onto Underwood just before the hill. Continue on Underwood and then Stainbank Road. Turn right onto Cedar Grove and then round to the left onto Aldercroft. As the road splits, continue round to the right with the property on the left hand side.

what3words:///hops.window.poppy

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

ARRANGE A VIEWING

To arrange your viewing contact our Lettings Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. lettings@milnemoser.co.uk



APPLYING FOR A TENANCY

Should you wish to apply for a tenancy, you should contact our Lettings Team for an application pack. We recommend that all applicants read the Government's 'How to Rent' Guide – available at www.gov.uk/government/publications/how-to-rent

HOLDING DEPOSIT

In order to secure a property whilst the application procedure is completed, a Holding Deposit equal to 1 week's rent will be payable. This is calculated by monthly rent x 12 ÷ 52 and is payable to Milne Moser Property Limited.

Once the Holding Deposit is paid, the landlord and the tenant are expected to enter into the tenancy agreement within 15 calendar days. This date is called the Deadline for Agreement. The landlord and the tenant can agree to extend this date.

If an applicant fails referencing, the Holding Deposit will be paid to the applicant within 7 calendar days, save where:

1. If the applicant fails a Right to Rent check regardless of when the Holding Deposit was accepted;
2. If the applicant provides false or misleading information to Milne Moser Property Limited, or the landlord, which the landlord is reasonably entitled to consider in deciding whether to grant the tenancy because this materially affects their suitability to rent the property;
3. If the applicant notifies Milne Moser Property Limited or the landlord before the Deadline for Agreement that they have decided not to enter into the tenancy agreement;
4. If the tenant fails to take all reasonable steps to enter into a tenancy agreement;
5. If the tenant seeks to change the tenancy agreement after it has been signed, and the landlord refuses to make that change.

In which case, the Holding Deposit will be forfeit, and retained by Milne Moser Property Limited, on behalf of the landlord. A written explanation of why the Holding Deposit has been retained will be provided to the applicant within 7 calendar days of the decision being made.

SECURITY DEPOSIT

A Security Deposit equal to 5 weeks' rent will be payable to Milne Moser Property Limited, if the applicant successfully completes the referencing process.

Any money held by Milne Moser Property Limited as a Holding Deposit will be used towards payment of the Security Deposit.

The Security Deposit will be registered with the Deposit Protection Scheme within 30 days of the tenancy being signed and will be repaid to the Tenant at the end of the tenancy, subject to the property being left in a satisfactory condition/deduction of any contractual expenses.

RENT

Rent will be payable on the first day of the tenancy agreement and will be payable monthly, thereafter.

Properties are let on an Assured Periodic Tenancy.

The tenant will also be responsible for all utility charges during the full term of the tenancy, including gas, electricity, oil, water and drainage, telephone and Council Tax. Charges for any other services connected to the property will also be payable by the tenant.

INSURANCE

The landlord will be responsible for insuring the building. The tenant will be responsible for insuring their own possessions for the full term of the tenancy.

PERMITTED PAYMENTS

In some circumstances, a Permitted Payment may be payable to Milne Moser Property Limited. These include:

- If the tenant requests a change to the tenancy agreement and the landlord agrees e.g. change of sharer - £50 (inc. VAT);
- If rent is more than 14 days late, interest will be charged at 3% over the base rate of the Bank of England;
- Default fees for lost keys or other security devices (including locks). Where locks need to be replaced and locksmiths need to be called, tenants will be charged for replacement locks, locksmiths' fees and keys where necessary.

- In exceptional circumstances (such as an emergency) Milne Moser Property Limited may charge £15 per hour for time in dealing with the problem.
- A surrender of tenancy is a legal process where a landlord and tenant both agree to end a tenancy before it would otherwise naturally end. This is different from a tenant simply giving notice. For a surrender to be valid, both parties must consent to the tenancy ending.
- In England, from 1 May 2026, the Renters' Rights Act 2025 means most private tenancies are periodic. These periodic tenancies can be ended at any time by the tenant if they give their landlord two months' notice in writing. However, if a tenant wants to leave without giving the full two months' notice, they may be able to agree with their landlord on a shortened notice period and surrender the tenancy.

HOW IS INTEREST CALCULATED ON RENT ARREARS?

Interest will be charged on the total amount outstanding, on a daily basis.

For example:

£500 in arrears are outstanding for 30 days.

The current Bank of England base rate is 5%.

Interest rate applied: 3% + 5% = 8%

£500 x 0.08 = £40.00

£40.00 ÷ 365 = £0.109

10.90p x 30 days outstanding = £3.28

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers, tenants or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, tenants, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers or tenants. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers, tenants and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor/landlord in these particulars is based on the opinion of the vendor/landlord only and any intending purchaser, tenant, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.